



Cathedral City

UPTOWN VILLAGE SPECIFIC PLAN

**Adopted November 13, 1996
Amended May 7, 1999
Amended January 9, 2008
Amended September 25, 2024**

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APPENDIX

DESCRIPTION

A

Specific Plan Amendment 99-59-A (2024 Amendment), September 25, 2024

A. RELEVANT GENERAL PLAN POLICIES:

The 1982 Cathedral City General Plan contains numerous policies relevant to this proposed "mixed use" planned development on the east side of Date Palm Drive north of McCallum Way: (General Plan Page Reference)

1. The City will provide and allow for regulatory variation among the various community sectors. (II-7)
2. The City will encourage the establishment of neighborhood activity centers. (II-11)
3. The City shall promote the Date Palm Drive corridor as a location of development intensification.
4. The City shall require special frontage treatment along Date Palm Drive. (II-14)
5. The City will secure the provision of recreational, cultural and social opportunities to meet the needs of the residents of the City. (II-21)
6. Community identity, efficiency and livability will be improved through appropriate urban design standards: The City will stimulate visual diversity as appropriate to various sectors of the community. (II-24 & 25)
7. The City shall promote infill development where appropriate to maximize efficiency of support systems. (II-37)
8. The City shall improve efficiency of existing strip commercial areas and control further strip commercial development. (II-38)
9. The City will plan for and protect the purposeful development of revenue producing (and goods and services providing) commercial, office and industrial areas to serve the City and region. (II-85)
10. Direct access to all street facilities above collector streets shall be judiciously controlled to minimize traffic movements within the City (Date Palm Drive is a major arterial highway with 110' right of way, designed for a six lane divided road.) (II-96)
11. The City shall encourage the use of mass transportation to reduce vehicle miles traveled, accommodate residents without private transit means and reduce energy use. (II-97)

12. City shall apply the following conservation measures to site design: (II-117)
 - (a) Locate buildings to benefit from natural ventilation and cooling: perpendicular to direction of wind in summer.
 - (b) Reduce extent of paved surface areas.
 - (c) Shade paved areas by using trees along streets and parking areas.
 - (d) Utilize landscaping to maximize shading of structures in summer months.

Subsequent to General Plan adoption, the City Council adopted as policy the "Ahwahnee Principles" of planning more livable communities, including a requirement that prior to any development, a specific plan should be prepared based on these planning principles. The specific plan is intended to implement the General Plan, to be consistent with those general plan policies stated above, and with principles of creating more livable communities as expressed in the "Ahwahnee Principles," (See Cathedral City Council Resolution No. 94-7) including:

1. All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.
2. Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other. As many activities as possible should be located within easy walking distance of transit stops.
3. A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
4. Businesses should provide a range of job types for community residents.
5. Location and character of community should be consistent with larger transit networks.
6. Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bike use by being small and spatially

defined by buildings, trees and lighting and by discouraging high speed traffic.

7. The community should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.
8. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.
9. Prior to any development, a specific plan should be prepared based on these planning principles...complying projects could proceed with minimum delay.
10. Plans should be developed through an open process and participants in the process should be provided visual models of all planning proposals.

B. PROJECT, LOCATION, OBJECTIVES, PURPOSE AND INTENT OF SPECIFIC PLAN:

1. LOCATION

- (a) The subject property location is shown on *Exhibit 1*, Vicinity Map and contains approximately 17.4 acres, currently zoned R-1-7.2 S, and formerly part of Specific Plan No. 89-37. The essential goal of the Uptown Village Specific Plan No. 96-54, re-adopted as Uptown Village Specific Plan No. 99-58, is to utilize the opportunity and potential of the Date Palm Drive corridor for a more intensive "mixed use" planned development.

2. OBJECTIVES

- (a) Key project objectives include:
 - (i) Create a mixed use planned development containing family type cafes, restaurants, commercial recreation amenities, convenience shopping, services and related uses serving those residing or working in the immediately surrounding neighborhoods; and to provide goods and services desired by the community in general.
 - (ii) Provide for a diverse range of rental and ownership dwelling units in close proximity (walking distance) of neighborhood

school, park, shopping, services, recreation and related uses and also convenient to present and future transit routes providing access to community and regional activity centers.

- (iii) Design and develop a complete and integrated "village" including places to live, shop, work and play reducing dependence on individual automobile transportation.
- (iv) Provide examples of better bike, pedestrian and transit-friendly development characteristics that can be integrated into conventional strip commercial locations (e.g. along East Palm Canyon Drive, Ramon Road, and other segments of Date Palm Drive).
- (v) Encourage as many activities and amenities as possible within easy walking distance of this transit stop.
- (vi) Internal streets, pedestrian paths and bike paths designed to discourage high speed traffic and utilize human scale buildings, landscape and lighting design.
- (vii) Street orientation, placement of buildings and use of shading to contribute to energy efficiency, "defensible space" for safety, and pedestrian scale design.
- (viii) Complement the existing single family residential neighborhood to the east which contains an elementary school and neighborhood park by providing needed shopping, services and places to work and play.
- (ix) Develop apartment units, homes, and related common recreation and open space amenities on-site to create a diversity of housing types and an intensity of use not currently provided within walking distance.

3. PURPOSE

- (a) To create a development which provides a transition from the high-speed, automobile orientation of the Date Palm Drive frontage to an internal character of a low-speed, pedestrian scale "village" which

adjoins and is compatible with the neighboring conventional single family suburban subdivisions. In order to achieve the planned transition the following development standards enable a hybrid of land use and design.

4. SPECIFIC PLAN AMENDMENT 99-58-A
 - (a) The 2024 Uptown Village Specific Plan Amendment (2024 Amendment) is a 7.16-acre planning area within the Uptown Village Specific Plan (Planning Unit 4). The 2024 Amendment is incorporated as Appendix A.
5. SPECIFIC PLAN AMENDMENT 99-58-A VISION
 - (a) The 2024 Amendment sets forth a vision and provides planning scenarios to foster a thriving commercial development along the Date Palm corridor. The 2024 Amendment establishes site-specific development standards, land use regulations, design guidelines, and uses to guide the development of Planning Unit 4 in a manner that is consistent with the Cathedral City General Plan.
 - (b) The 2024 Amendment replaces a portion of existing Planning Unit 1 to create a new Planning Unit 4. Planning Unit 4 is located along the Date Palm Drive frontage, located north of the former Aaron Brothers and Dollar Tree and South of Rosemount Drive.
 - (c) The 2024 Amendment establishes development standards, permitted land uses, conditional land uses, prohibited land uses, architectural guidelines, and landscape guidelines for Planning Unit 4.
 - (d) The 2024 Amendment provides a degree of flexibility for future developers to design projects that respond to market demand and supersedes the development guidelines and regulations of the Uptown Village Specific Plan to allow for a fresh, contemporary development strategy for Planning Unit 4. The 2024 Amendment is intended to provide maximum flexibility with commercial

development while maintaining architectural and open space standards that contribute to a safe and attractive commercial center.

6. INTENT

- (a) The "Ahwahnee Principles" encourage a complete and integrated combination of diverse residential, shopping, services, offices, work places, recreation and related uses essential to daily life of residents, within easy walking distance of each other. This requires a compatible mix of commercial and residential uses rather than conventional separate zones for each type of use. The list of permitted residential uses encourages a range of housing types from family homes to apartment units. The shopping, services, and office uses are those conducted indoors and serving neighborhood convenience as well as specialized commercial recreation. Related uses include light assembly with limited employment, day care facilities, fitness facilities and other compatible specialized uses conducted primarily indoors. Automobile oriented businesses, uses requiring outdoor sales or service, and uses not providing for frequent needs of neighborhood residents are generally prohibited.

7. PLANNING UNITS

- (a) To achieve these project objectives, and the purpose and intent of this specific plan, the subject site is divided into four "planning units." The permitted land uses, development standards and design guidelines for each of these planning units are coordinated but different from each other. Although similar in some respects to conventional zoning districts, these "planning units" are not the same as existing commercial, mixed use and residential districts defined in the City's zoning ordinances.
- (b) *Exhibit 2* Site Plan and Planning Unit Map defines these areas:
 - (i) Planning Unit 1 – Village Commercial
 - (ii) Planning Unit 2 – High Density Residential (Senior Housing)
 - (iii) Planning Unit 3 – Low Density Residential

- (iv) Planning Unit 4 – Commercial area as defined in *Exhibit 1* of the 2024 Amendment (Appendix A).

C. PERMITTED, CONDITIONAL AND PROHIBITED USES

1. PLANNING UNIT 1 PERMITTED USES

- (a) Shopping:
 - (i) Bakery-bagel shop
 - (ii) Beauty/barber shop
 - (iii) Coffee shop, cafes, restaurants
 - (iv) Apparel, shoes, fabric, clothing, dry goods
 - (v) Florist, gift, candy, camera, magazine, newsstand, craft, art galleries, jewelry
 - (vi) Groceries, specialty foods
 - (vii) Hardware, variety, drug, pharmacy, office supplies
 - (viii) Video, music, stationery, cards, film, art supplies, books
 - (ix) Sporting goods, bikes
 - (x) Small appliance, electronic sales
- (b) Services:
 - (i) Dry cleaners, laundry, laundromat
 - (ii) Tailor, shoe repair
 - (iii) Computer, data processing, mailing sales and services
 - (iv) Medical, dental, counseling, health services
 - (v) Repair shops, key/lock, small appliance, electronics
 - (vi) Bank, ATM
 - (vii) Secretarial, messenger, answering, copy-photo, film processing, blueprints
 - (viii) Animal clinics, veterinarian, grooming, pet store
 - (ix) Travel agencies
- (c) Offices and Other:
 - (i) Administrative, financial, professional offices
 - (ii) Artists' studio, design studio, photo studio, interior decorating
 - (iii) Employment agency

(iv) Laboratory, clinic (medical, dental, health services)

2. PLANNING UNIT 2 PERMITTED USES

(i) Multifamily dwellings (senior citizens)

(ii) Home occupations

(iii) Private or common area recreational facilities, including swimming pools, spa, horse shoes, putting surface

3. PLANNING UNIT 3 PERMITTED USES

(i) Single family dwellings, detached

(ii) Home occupations

(iii) Private or common area

4. PLANNING UNIT 4 PERMITTED USES

(i) Generic retail sale of consumer goods

(ii) Apparel, retail

(iii) Bakery, retail

(iv) Book or stationary store

(v) Candy store

(vi) Drug store

(vii) Dry goods, crafts, notions, or fabrics

(viii) Florists or gift shop

(ix) Supermarket, grocery, vegetable or fruit

A) Supermarkets or grocery stores can have ancillary uses such as cantina, tap room, coffee shop, restaurant, and services such as insurance.

(x) Market, carnicería, delicatessen

(xi) Jewelry

(xii) Live theater or movie theater

(xiii) Barber, beauty shop or nail salon

(xiv) Restaurant, dine in and take out, except that no more than two (2) fast food uses shall be permitted.

(xv) Dry cleaners

(xvi) Shoe store and/or repair

- (xvii) Clothing alterations
- (xviii) Brewpub, taproom, wine bar
- (xix) Microbrewery, with off sale retail or on site tasting
- (xx) Banking or financial services with drive up or drive thru ATM and/or teller services
 - A) Financial services shall not exceed 15 percent of Planning Unit 4 (7.16 acres)
- (xxi) Self storage uses, except that no more than one self storage use shall be permitted.
- (xxii) Medical, dental, and counseling services and/or laboratories
- (xxiii) Locksmiths
- (xxiv) Animal clinics, veterinarian, grooming, pet store
- (xxv) Art gallery
- (xxvi) Pool store
- (xxvii) Outdoor sales

5. PLANNING UNIT 1 CONDITIONAL USES

- (i) Places of worship, schools, daycare facilities
- (ii) Private clubs, lodges, theaters
- (iii) Immediate care, convalescent hospital, nursing home
- (iv) Public utility structures and public service facilities
- (v) Drive through facilities (not to exceed three total)
- (vi) Fitness and health clubs, gyms
- (vii) Indoor recreation, arcades, skating, bowling, billiards
- (viii) Bars, microbreweries, pubs (not part of grocery store or restaurant)
- (ix) Small equipment of product assembly, mail order processing (not more than 20 employees)
- (x) Other similar uses approved by Planning Commission

6. PLANNING UNIT 2 CONDITIONAL USES

- (i) None

7. PLANNING UNIT 3 CONDITIONAL USES

- (i) None
- 8. PLANNING UNIT 4 CONDITIONAL USES
 - (a) Commercial recreation
 - (i) Billiards
 - (ii) Arcades
- 9. PROHIBITED USES
 - (i) Outdoor advertising displays, billboards
 - (ii) Vehicle service stations, fuel dispensing stations, vehicle repair, lubrication, new or used vehicle sales or service, car washes (self service or mechanical), motorized vehicle or equipment rental
 - (iii) Nurseries or other outdoor sales or storage, recycling collection
 - (iv) Auctions, wholesale business, and warehouses
 - (v) Second hand stores, thrift shops
 - (vi) Manufacturing uses
 - (vii) Any use not listed above as permitted or conditional
(Community Development Director may make determination if wording is imprecise)

D. SITE DEVELOPMENT STANDARDS

The general location and scale of buildings, landscaping and streets shall conform with *Exhibit 2*, Site Plan and Planning Units. Planning Unit 4 shall conform to the development standards contained in the 2024 Amendment, Appendix A.

- 1. INTENT
 - (a) The basic objective of the site development plan is to create an integrated, mixed use village which is pedestrian in scale and character rather than designed for high-speed automobile traffic. The western edge of this proposed "village" should take advantage of the regional and community traffic on Date Palm Drive by providing specialized commercial recreation and community or neighborhood trade area goods and services. The eastern edge

abutting existing single family homes must be compatible residential uses, designed to encourage less dependence on automobiles and encourage greater use of transit, bikes and walking. Architectural details and features shall be oriented to local residents, pedestrian, bike and transit users rather than drive- by automobile traffic. The "village streetscape" is dependent on certain design factors which create an enjoyable and vital pedestrian shopping environment rather than an automobile oriented place, including:

- (i) Store fronts opening onto the pedestrian walkways, with windows and primary entrances visible and accessible from this frontage, clustered to create a continuous concentration of pedestrian interest and activity.
- (ii) Consistent shade producing street trees and other landscaping and amenities such as benches, flowers, fountains, lighting and pavement treatment, attractive to pedestrians rather than automobile traffic.
- (iii) Crosswalks, landscape bulb-outs, planting circles and other "traffic calming" design features.

2. PLANNING UNITS

The site development for Planning Units 1-3 shall consist of three planning areas, as indicated on *Exhibit 2*, and described herein:

- (a) Planning Unit 1
 - (i) Village Commercial – The Date Palm Drive frontage, to a depth of approximately 320 feet, shall be non-residential use buildings ranging from one- and two-stories in height and from 2,000 sq ft to 25,000 sq ft gross floor area each. This Planning Unit contains 9.27 acres. Any building over 25,000 sq ft shall require a CUP.
- (b) Planning Unit 2
 - (i) High Density Residential (Multifamily Units) – This slightly irregular site is on the southern 887 feet of the eastern portion

of the site, to a varied depth of approximately 280 feet shall be a development composed of high density residential (multifamily units). This entire Planning Unit is designed as Senior Housing which allows certain exemptions from strict interpretation of the zone text. These units are located on 5.81 acres, the density is 28.33 dwelling units per acre. Buildings shall be one and two story height and range from 591 to 753 sq ft gross floor area. (Manager's unit shall contain 900 sq ft).

(c) Planning Unit 3

- (i) Low Density Residential (Home) – The northern 364 feet of the eastern portion of the site, shall be detached residential use buildings one story in height and from 1,600 to 2,800 sq. ft. gross floor area each. This planning area contains 2.34 acres and will contain ten (10) lots, a density of 4.27 units per acre.

(d) Planning Unit 4

- (i) Commercial – The 7.16-acre planning area along the Date Palm Corridor shall guide the development of fresh contemporary development strategies that respond to market demand in accordance with standards contained in the 2024 Amendment, Appendix A.

3. ACCESS AND CIRCULATION

- (a) The site design intentionally restricts access to Date Palm Drive to facilitate the continued movement of community and regional traffic with minimum “friction” from the development along this frontage. The design also allows commercial and residential access to McCallum Way and Rosemount Avenue utilizing San Vicente Avenue as the unifying local access and connector street. No residential units front on San Vicente Avenue within the Village, but local access lanes and internal residential local streets branch from

this connector. Internal streets are designed to prevent high-speed through traffic and to promote increased use of bike, walking and transit connections to neighborhood parks, schools and other community activity centers. Street design details shall accommodate pedestrians and bikes to equal or greater importance than motor vehicles. Exit #2 bus/driveway conflict on southwest corner, all driveways are right in/right out on Date Palm.

- (i) Date Palm Drive shall maintain the existing half-street right of way of 55 feet with parkway improvements as shown on *Exhibits 3, 3.1 and 3.2*. The full street right of way includes a raised landscaped median island with left turn lanes provided at McCallum Way, three travel lanes in each direction; and a 12 foot parkway and sidewalk or bus turnout/right turn lane. Where necessary to provide a six (6) foot sidewalk, an additional public access and landscaping easement varying in width from 8 to 15 feet shall be provided adjacent to the Date Palm Drive right of way. The central entrance street, Uptown Village Court, and two secondary access driveways involve right turn ingress and egress only to Uptown Village Court and at Rosemount Avenue. A maximum of three (3) entry and exit driveways or street intersections shall be allowed between McCallum Way and Rosemount Avenue: No additional driveways shall be permitted.
- (ii) San Vicente Avenue shall be 24 to 30 feet wide, curb to curb, exclusive of on-street parallel parking bays, as shown on *Exhibits 3 and 3.5*. Access to off-street parking and local public or private street intersections shall be consolidated into four way intersections or offset and separated at least 100 feet apart. Where on-street parking is provided, a maximum of two parallel or five perpendicular spaces shall be separated by street trees between bays, at approximately 25

to 60 foot tree spacing. A minimum of a five-foot wide sidewalk on one side shall be provided where not adjoining any buildings. Otherwise a minimum eight-foot wide detached sidewalk shall be provided on both sides of the street adjoining buildings. (The City may allow temporary uses and encroachments, as provided later herein, to utilize portions of street and sidewalk areas.)

- (iii) Internal Residential Street alignment shall be via a local access street connected to San Vicente Avenue rather than separately intersecting McCallum Way. This street is interrupted and contains a cul de sac from Rosemount Avenue to prevent through motorized north-south vehicle traffic. Additional local access lanes or streets may branch from San Vicente Avenue to provide east-west access driveways linking with the Village commercial parking aisles. Streets shall be a minimum of 24-ft. curb to curb with or without on-street parking as shown on *Exhibits 3, 3.7*. Where on-street parking is provided a maximum of two parallel or five perpendicular spaces shall be separated by street trees between bays depending on the length of parking bays as shown on the site plan, at approximately 25 feet to 60 foot tree spacing. A minimum five (5) foot detached sidewalk shall be provided on at least one side of each street segment.
- (iv) Rosemount Avenue is proposed as a 40 feet wide curb to curb local access street within a 60 feet wide right of way as shown on *Exhibit 3 and 3.4*. A partially improved, half public street section currently exists to the east as a residential access street and a temporary 24 foot wide private pavement connection extending across the north end of the subject property to provide interim access to Date Palm Drive. The specific plan provides for phased construction of the potential

public street with five foot wide sidewalk and five foot wide parkway on the south side of 30 feet wide pavement to be dedicated to the City as a partially improved 60 feet wide public street right of way. (The northern side frontage improvements, street trees and remainder of the street pavement would accompany future development of the property north of this street alignment.)

- (v) Uptown Village Court, the centrally located primary entrance street to the commercial uses and a secondary access to the multifamily residential uses, shall be a divided roadway with landscaped median capable of turn, travel and bike lanes on each side without on-street parking between Date Palm Drive and San Vicente Avenue, as shown on *Exhibits 3, 3.6 and 3.7*.
- (vi) Other local streets or driveways shall be a maximum of 24 feet wide curb to curb without on-street parking, and where on-street parking is provided, a maximum of two parallel or five perpendicular spaces shall be separated by street trees between bays at approximately 25 to 60 feet tree spacing as shown on *Exhibit 3*. A minimum five (5) foot wide detached sidewalk shall be provided on at least one side of each street or driveway segment more than 150 feet long.
- (vii) Special provisions for bike parking, transit riders and pedestrians shall include the following: lighted bus shelter at the existing turnout near Date Palm and McCallum Way; bike lockers and/or secured bike racks at each commercial or non-residential building entrance; and pedestrian level lighting, benches, drinking fountains and other amenities (arbors, trellises, decorative fountains or public art) shall be provided along San Vicente Avenue and Uptown Village Court.

4. PARKING AND LOADING

- (a) The specific plan attempts to balance the current reality of an automobile-oriented lifestyle prevalent in the Coachella Valley and Southern California with the potential for more pedestrian-friendly and transit oriented, diverse and intensive mixed-use village desired in the future. While parking and loading must be adequate and functional, they should not be excessive or dominate the design character of development, creating large expanses of seldom used pavement, devoid of landscape amenities and/or discouraging for pedestrian circulation. The minimum amount of off-street parking required by conventional City zoning shall be the amount provided.
- (i) A minimum of two designated off-street loading spaces shall be provided within the commercial districts, one north and one south of Uptown Village Court, the primary entrance street, as shown on *Exhibit 3*. Additional loading spaces may be required with any individual use or building exceeding 10,000 sq ft gross floor area.
 - (ii) Each detached single family shall have a two-car garage. One or two bedroom apartment units shall have one parking space. Seventy-five percent of all parking for senior housing shall be covered. No motorized vehicles shall be parked or stored in any area except within approved garages, carports, or improved open parking areas. The general provisions, combined parking area provisions and off-street parking development standards of the City zoning ordinance shall also apply.
 - (iii) Non-residential and commercial parking shall be provided at a ratio of one space per 300-sq. ft. of gross floor area. Conditional uses including commercial recreation and assembly may be required to provide additional off-street parking as determined necessary by the City, considering Division A of Article V or by conditional use permit approval.

Required parking shall be located within 300 feet of the building or of the use it is intended to serve, unless otherwise approved by the Planning Commission.

- (b) Planning Unit 4 shall conform to the parking standards contained in the 2024 Amendment, Appendix A.

5. MAXIMUM UNIT COUNT

- (a) The total number of residential units (senior housing apartments) in Planning Unit 2, shall be: manager's unit (1), two bedroom units (8), and one bedroom units (144). The total number of residential units in Planning Unit 3 shall be ten single family detached units.

6. STREETS TREES AND LANDSCAPING

- (a) The specific plan intends to create an intimate connection between individual buildings and uses with adjoining internal streets designed for low-speed vehicular access traffic, on-street parking, bike and pedestrian movements and an attractive, comfortable linear activity center rather than high-speed automobile traffic corridor. One basic unifying element of this village streetscape is the close spacing and consistent type of street trees, providing decoration, shade, color, visual screening and landscaped character to the diverse development. The nature and type of street trees should differ in each planning unit and be in scale with buildings, outdoor spaces and intended uses of various elements of the village.
- (b) Two principles shall guide the landscape design: line the streets with trees; and use lush planting only where people will experience it while walking: elsewhere use drought tolerant plants. Refer to the following texts for appropriate landscape material:
 - (i) Sunset New Western Garden Book, Lane Publishing Co., Menlo Park, CA 1985
 - (ii) Lush and Efficient, Coachella Valley Water District, Coachella, CA 1988

- (iii) Self-Renewing Arid Gardens, Rebecca Navarre, Principal,
Arid Gardens by Navarre
- (c) The entire site has been broken down into landscape zones, as shown on *Exhibit 4*, Landscape and Streetscape Zones. The type, size and spacing of the street tree is identified in each zone, and the character of planting is identified. For shrub and ground cover types, uses types recommended by Coachella Valley Water District in the booklet Lush and Efficient.
- (d) Landscape Zone A (Date Palm Drive frontage)
 - (i) Street Trees
 - A) California Fan (*Washingtonia filifera*), 19 foot trunk height, planted at 50 feet on center in parkway between street and sidewalk.
 - B) *Cercidium floridum* (Blue Palo Verde), 36 inch box planted at 100 feet on center, centered between date palms, and set back from sidewalk.
 - (ii) Ground Cover
 - A) Bold, simple groupings of desert plants; few shrubs, mostly red crushed sandstone, cobble and boulders.
- (e) Landscape Zone B (Uptown Village Court off Date Palm)
 - (i) *Phoenix dactylifera* (Date Palm), varying trunk heights, planted at 35 feet on double row on south side, single row on north, on center and 12 feet apart aligning across street. Trunk height to increase from Date Palm at 15 feet inward to San Vicente Avenue at 24 feet. Use diamond cut on trunks.
- (f) Landscape Zone C (McCallum Way and Rosemount Avenue)
 - (i) *Acacia stenophylla* (Shoestring Acacia), 36 inch box, planted 30 to 60 feet on center.
- (g) Landscape Zone D (San Vicente Avenue)
 - (i) *Chitalpa tashkensis* (Pink Dawn), 36 inch box standard, planted 30 to 60 feet on center, first branch at six feet.

- (h) Landscape Zone E (Uptown Village Court east of San Vicente Avenue)
 - (i) *Ulmus Parvifolia Sempervirens* (Evergreen Elm), 36 inch box, planted 30 to 60 feet on center, first branch at six feet.
 - (ii) *Chitalpa Tashkensis* (Pink Dawn), 24 inch box trees surrounding the community facility.
- (i) Landscape Zone F (Private Residential Road)
 - (i) *Fraxinus Velutina* "Rio Grande" (Fan-Tex Ash), 50% 36 inch box and 50% 24 inch box trees, planted 30 to 60 feet on center, first branch at six feet. (*See Exhibit 4*)
- (j) Landscape Zone G (Private Residential Road)
 - (i) Street trees within this zone shall be used to unify the street. Use the same type of tree on both sides of the street to set a clear theme. On the eastern side (at property line) space the trees to optimize privacy of the existing SFR while not obstructing the view of the mountains. On the west side of the street add two (2) *Washingtonia filifera* on each side of driveways in to parking areas.
 - A) Street tree: *Circidium Floridum* (Blue Palo Verde), 24 inch box planted at 45 feet on center generally but modified to optimize privacy and not blocking mountain view.
 - B) Accent tree at entrances to parking areas: California Fan (*Washingtonia filifera*), two an each side of driveway.
- (k) Planning Unit 4 Landscape Design Guidelines. Landscape design and standards shall be in compliance with the landscape design guidelines contained in the 2024 Amendment, Appendix A.

7. OPEN SPACE AND YARD REQUIREMENTS

- (a) Residential buildings shall have a minimum setback of 5 feet and a maximum setback of 20 feet from edge of right-of-way except single

story accessory structures which may have no setback as shown on the site development plan, *Exhibits 3 and 4*.

- (b) Adjacent buildings may have zero foot side yards according to building and fire separation requirements but when separated, spaces between buildings shall be a minimum of 16 feet.
- (c) Each residential building shall provide a usable rear yard or courtyard of a minimum of 10 feet. To the extent feasible, private outdoor areas shall be landscaped and/or screened from adjacent street views or other dwelling units.
- (d) Front porches and balconies overlooking common areas, streets and landscaped parking or open space areas are encouraged based on building and neighborhood design. Each dwelling shall have at least some windows viewing the street.
- (e) Usable open space shall be provided at a minimum of 450 sq. ft. for each dwelling unit, at least 48 sq. ft. of which shall be private and directly accessible from the dwelling, while the balance may be either private or common outdoor recreation or other usable outdoor areas, other than required front yards or paved parking areas.
- (f) All private yards and/or balconies shall be provided a water faucet or other approved irrigation system and all common open space, required yards and other landscaped areas shall be irrigated by suitable automatic or semi-automatic systems to facilitate maintenance.
- (g) Public gathering spaces such as outdoor plazas and patios shall be encouraged in commercial retail or restaurant buildings.
- (h) Trees, planting, and comfortable site furnishings contribute to enhanced enjoyment of these spaces.
- (i) Metal and fabric awnings and shade structures enhance human comfort and shall be used for outdoor seating areas.

- (j) Open space and yard requirements for development within Planning Unit 4 shall comply with the standards contained in the 2024 Amendment, Appendix A.

8. LOT COVERAGE AND BUILDING HEIGHT

- (a) The scale and mass of buildings for Senior Housing is intended to be more intensive than conventional high density residential (multifamily) development, but less intensive than central community commercial. The proportion of the lot or site covered by buildings and building height permitted should be compatible with other adjoining suburban developments. (*See Exhibit 5*)
 - (i) Maximum building coverage shall not exceed 60 percent of the site.
 - (ii) Building height shall not exceed 36 feet. Buildings or portions of buildings within 25 feet of adjoining existing R-1 shall not exceed 18 feet in height. The majority of buildings however, should be two-story height generally not higher than 28 feet building height. Building design review shall minimize view blockage or loss of privacy when allowing two story structures abutting existing R-1 development. No two story single family detached housing shall be allowed on the east side of the unnamed cul-de-sac.

9. FENCES AND WALLS

- (a) Except as required for individual dwelling unit privacy and common area safety and security, fences and walls should be limited in height to 42 inches.
- (b) Walls or fences of 6 to 8 feet may be constructed (except for controlled bike and pedestrian access), and as an integral part of residential or commercial buildings subject to design review.
- (c) Fence and wall materials should be consistent with materials and colors or related buildings and screened with vines, shrubs and

trees to minimize graffiti or monotonous surfaces visible from public and/or common areas. (*See Exhibit 9*)

- (d) The perimeter wall along Date Palm serves three purposes:
- (e) It screens parked cars from the view of drivers on Date Palm;
- (f) It creates an edge and foreground to the development; and
- (g) It visually links the entire project.
- (h) Because most people will see the wall from their cars, the design should be bold and simple, yet it also offers an opportunity to express the character of the entire development which thousands of people will see every day as they drive by.
- (i) The wall should have some texture to it, therefore the mass of the wall will be out of 6 x6 x16 slump stone with sacked finish. However, the top course and the block surrounding the hole shall be precision block. An anti-graffiti coating shall be applied over unfinished masonry sections of the wall. (*Exhibit 9.2*) the entry monuments shall alternate courses with slump block and precision block quoins. (*Exhibit 9.3*)

10. WATER, SEWER, DRAINAGE AND UTILITY FACILITIES

- (a) The specific plan intends that the development have complete underground utility systems, developed in functional phases concurrent with or prior to buildings. Sewer and water lines shall be sized in accordance with Coachella Valley Water District standards to provide adequate fire flow and peak service demands of full development.
- (b) Other utilities including electricity, natural gas, telephone and cable television shall be constructed in functional phases according to respective company standards, including Southern California Gas, GTE California and Continental, Colony, or Warner Cablevision. (*See Exhibits 6 and 7*)
- (c) Looped water lines shall generally be 8 inches or larger and located in public street rights of way or utility easements coinciding with

private streets: Fire hydrants shall be placed not more than 300 feet apart or as approved by CVWD and the City Fire Chief. Stub lines of 4 to 6 inches may serve private or common areas not more than 150 feet from the looped mains. A 24 inch main shall be provided in San Vicente Avenue alignment. Lines may be phased as indicated on *Exhibits 7 and 10*.

- (d) Gravity flow sanitary sewer lines and manholes generally 4 inches or larger shall be located in the public street rights of way or utility easements coinciding with private streets. Lines may be phased as indicated on *Exhibits 7 and 10*.
- (e) Other underground utility lines shall be located in public street rights of way or in shared or separate utility easements generally coinciding with private streets and driveways as approved by the City and respective utility companies. Lines may be phased as needed to support development.
- (f) Storm drainage shall be designed to minimize need for underground lines, drop inlets or other structures and pipelines. Surface flows shall be within the street curb and gutter design capacity or in landscaped drainage or lined swales to existing points of drainage disposal. All increases in peak quantity of storm drainage due to proposed development versus existing undeveloped conditions shall be retained on site without causing flooding of any buildings. (Finish floor elevation shall be a minimum of one foot above maximum flood elevations.)
- (g) Peak on site storm drainage or ponding may impact local streets, parking and landscaped open areas to a depth of one foot without requiring special drainage fencing or similar design features except as required by the City Engineer. Open areas intended for ponding greater than one foot depth shall be designed on the development plan as subject to inundation and designed accordingly. This shall include low flow facilities and gravity flow outlets designed to

discharge storage at an acceptable rate depending on off-site capacities as acceptable to the City and CVWD. Refer to *Exhibits 6, 6.1. and 6.2.*

- (h) Water, sewer, drainage and utility facilities for Planning Unit 4 shall be provided in accordance with the 2024 Amendment, Appendix A and as may be established by accompanying conditions of approval.

11. TRANSIT, BIKE AND PEDESTRIAN FACILITIES

- (a) The specific plan intends a transit oriented, intensive mixed-use village which encourages bike and pedestrian traffic and discourages excessive use of individual motorized vehicles. To a large extent, the design details of the village as well as its use composition will determine the success of this mixed-use concept.
- (b) A safe, attractive and sheltered transit stop with sitting area, public phone and drinking fountain, and rate and schedule information posted, is one essential feature of first phase development. The shelter shall be constructed by the developer of Phase 1 according to design as shown on *Exhibit 9.7.*
- (c) Convenient, functional walking paths along all building frontages on the interior street network is another essential feature of all development phases. Benches, pedestrian level lighting, and landscaping or other shade and shelter shall be included along San Vicente Avenue and Uptown Village Court.
- (d) Bike racks and/or storage lockers shall be provided at each commercial building entrance and special access connections for bike or pedestrian circulation shall be signed to facilitate such circulation.
- (e) All internal streets shall be considered parking plazas where pedestrians and bikes have priority over motorized vehicles. Bikes and walkways shall be encouraged for internal circulation.
- (f) Patterned concrete crosswalks shall be constructed at all three entrances from Date Palm Drive, McCallum Way and Rosemount

Avenue and may be provided at key internal intersections to accentuate pedestrian right of way.

- (g) Bike traffic shall be encouraged to remain on internal private streets and parking areas rather than along pedestrian walkways except where specifically signed for joint use.
- (h) Pedestrian pathways as shown in the 2024 Amendment, Appendix A for Planning Unit 4.

12. PARKS, SCHOOLS AND OTHER OFF SITE PUBLIC FACILITIES

- (a) The specific plan recognizes that this mixed-use village is an integral part of the larger residential neighborhood to the east and south and that most public facilities are or will be located off-site. Specifically, Sunny Sands Elementary School and Workman Middle School are located approximately one half-mile east and northeast, respectively, within convenient walking distance from the development.
- (b) Century Park, however, is located approximately one mile to the northeast, and Cathedral City High School is approximately two miles to the southeast, generally requiring bike, bus or automobile transportation. Neighborhood police patrols and reasonable proximity to the City's fire station near Ramon Road and Desert Vista Drive, provide effective response time without additional facility or equipment improvements.
- (c) School, park in-lieu or community facility, water, sewer, drainage mitigation and/or traffic fees established by the City or other service/facility providers shall be collected with each phase concurrent with building permit issuance or occupancy certification, whichever is specified by the City. All residential dwellings shall pay equitable impact fees regardless of subdivision for ownership or rental housing, and all commercial or non-residential space shall also contribute its equitable share of impact or facility fees as established by the City.

- (d) The Specific Plan envisions 153 dwelling units of multifamily senior housing, each expected to accommodate less than two persons, average. Assuming 1.8 people per multifamily household. This would warrant acquisition of 0.826 acres of neighborhood or community parkland (at the proposed standard of three acres per 1,000 population). The phased development shall contribute park in-lieu fees as provided for in Quimby- Act, concurrent with residential subdivision or development, as required by the City at the time of development. Although not a requirement of this Specific Plan, it is proposed that a 3.0 acre neighborhood park site be acquired by the City, at fair market value for undeveloped single family residential land, north of Sunny Sands Elementary School concurrent with this phased development. Park in-lieu fees from this and potential additional residential developments within the area bounded by Date Palm Drive, Tachevah Drive, DaVall Drive and Ramon Road should contribute to this neighborhood park acquisition, improvement and/or maintenance.
- (e) The single family detached units will contain 2.96 persons per household. This Planning Unit envisions ten home, thus a population of 29.6 persons. This diversity requires the acquisition of 0.089 acres (3,868 sf) of park space. Thus the entire amount of parkland required for the residential phases of this project is 0.915 acres.
- (f) The Specific Plan intends that school impact fees as established by Palm Springs Unified School District be paid by the developer concurrent with the issuance of construction permits.
- (g) Any new impact fees, community services district assessments or similar mitigation measures established by the City or other service/facility providers prior to construction permits may be imposed in accordance with City policy.

13. BUILDING MATERIALS, ARCHITECTURAL STYLE AND DESIGN GUIDELINES

- (a) The specific plan intends a diverse, mixed-use village of compatibly designed buildings but not necessarily a uniform architectural style. The Design Guidelines for Uptown Village are intended to provide a clear set of visual standards which will aid different developers and architects to create a coherent and attractive village, which is compatible with the existing single family homes to the east. The design guidelines do not require a single architectural style, but instead define a specific palate of forms, details and colors.
- (b) These basic elements will weave together the various elements of the development into a harmonious, tasteful, and comfortable setting for people - at work, shopping and at home. (See *Exhibits 8.1a to 8.1c*):
- (c) *Building materials* - consistent use of stucco and masonry as exterior siding, concrete or clay tile, or ribbed metal as roofing material and heavy timber and wrought iron as accent materials shall be required. Finish of stucco and tile standards are included in architectural design guidelines. (See *Section 13G*)
- (d) *Building and massing* - Building and massing shall include the following:
 - (i) Varying roof lines for enhanced building form and architectural interest.
 - (ii) Varying architectural massing and forms should be considered to create opportunities for material and color changes.
 - (iii) Massing techniques may include varying roof lines, overhangs, building pop outs, as well as recessed glass in thickened walls.
 - (iv) Articulate building massing and enhanced architectural treatment to denote primary building entries.
- (e) *Colors* - coordinated use of earth tone colors complemented by compatible accents shading, landscaping and lighting will assure a

unified but not uniform design character. The character of The Uptown Village is alive and energetic. The color palette reflects this vitality. The colors for both the commercial buildings and the residential buildings use the same warm hues, but the commercial buildings are richer and more saturated. The basic palette for buildings is drawn from earth tones: ochres, sienna, terra cotta. Accent colors draw from the evening sky: rose and purples as well as mesquite, sage and olive greens. No colors, basic nor accent shall be shrill or garish. No more than two basic colors may be used on a building mass, and no more than two accent colors may be used on any one building. There is no limit to the number of neutrals that may be used on any building. See the Specific Plan color spectrum for basic building, accent and neutral colors, on file with the City Community Development Department. All colors are from Benjamin Moore paints. Other manufacturers may be used, but colors must match those selected. (See Exhibits 8.1a and 8.1b)

- (f) *Building orientation* - commercial buildings shall generally face the adjacent access street with convenient entrances, display windows, signage and pedestrian/bike facilities visible and accessible from the street frontage. Secondary entrances may be allowed where prominent and convenient from off-street parking areas. Buildings shall provide for shading of pedestrian areas, particularly along the southern and western exposures, including use of arcades, trellis, arbors and roofed porches or balconies.
- (g) *Screening provisions* - separate service access when provided shall generally be screened from street and parking lot visibility by walls and/or landscaping. Walls shall be the same color and materials as the adjoining building exterior and generally not exceed six to eight feet maximum height: walls shall be reinforced by landscape screening.

- (h) *Mixed-Use Provisions* - Design review will consider the extent of mixed- use compatibility or conflicts based on specific uses and detailed design, including placement of access, service areas, views and proposed mitigation measures for noise, light, odors, etc. The mixed-use concept also intends lively day and night activities, particularly in shared spaces such as street and sidewalk areas. This includes but is not limited to outdoor dining, merchandise display, street vending carts, kiosks, live entertainment and other possible "encroachments", subject to commercial use management and/or City review and approvals.
- (i) *Outdoor storage, mechanical equipment and trash enclosures* - To the extent possible, these types of facilities shall be integrated into buildings and not located outside. When necessary, and if approved by City design review, limited outdoor storage, mechanical equipment or trash receptacles may be within walled and gated enclosures designed as an extension of and compatible with the primary or accessory structures: Freestanding enclosures are not permitted in commercial or mixed-use areas but may be allowed in residential areas. The City may allow normal utility and air conditioning facilities to be placed on the ground when screened by appropriate landscaping and situated away from common or private outdoor use areas, pedestrian walkways or primary entry or exit doorways. Outdoor storage, mechanical equipment and trash enclosures shall conform to Divisions O and P of Article V, General Provisions of City Zoning Ordinance.
- (j) *Architectural Design Guidelines*
 - (i) Each building in Uptown Village will be reviewed pursuant to City Design Review process for consistency with these Specific Plan guidelines. The following Design Guidelines establish a common foundation upon which all design efforts, throughout the life of the project, can be evaluated. The most

important design criteria for all elements of Uptown Village is that each piece, as well as the assemblage as a whole, create a pleasant environment for people to live and work. Generally this means that design decisions should be taken that enhance the environment as a pedestrian would experience it. While the word "place" is used frequently about urban design and architecture, its meaning often is muddled. Therefore, the design professionals working on Uptown Village are directed to two key books which give an in-depth treatment of "place making." The books are:

- A) A Pattern Language, by Christopher Alexander; Oxford University Press
- B) Towns and Town-Making Principles, by Andres Duany and Elizabeth Plater-Zybeck; Harvard University Graduate School of Design; Rizzoli, New York.

- (ii) Even a brief reading of either of these books will give a better understanding of the importance of design, placement and configuration of buildings as a means of supporting social life within a neighborhood.
- (iii) Each of the physical elements which the design team assembles should be thoughtfully designed to complement the overall aesthetic quality of Uptown Village. In addition, each element should be designed, configured and located so that it supports the social interaction that transforms a shopping center into a lively and livable village. Even the mundane elements such as mailbox enclosures and trash enclosures, which are often afterthoughts, should contribute aesthetically and socially. For example, the mailbox enclosures should provide a place to sit so a resident or business owner could sort out junk mail and discard it

immediately. By providing a bench under shade, this activity may allow a chance encounter between neighbors - a social link that weaves the separate households and businesses into a neighborhood.

- (iv) The more obvious design elements such as landscape (trees, shrubs and groundcover), water features, drinking fountains, and kiosks should be placed to support social interaction. For example, rather than designing and placing a fountain that is inaccessible to children and adults, provide a rim upon which someone can sit and trail their fingers through the water. Moreover, instead of sprinkling other amenities evenly throughout the village, cluster bike racks, benches and kiosks together to create an unmistakable "place" and one, which draws together people for various activities.
 - (v) The following Guidelines are specific and relatively narrow so as to focus on the essential elements necessary to convey a sense of vitality, and to create a visually coherent and pleasant environment. It is our assumption that the design professional will do enough research to get a more comprehensive understanding of the guiding principles for the design of individual buildings within Uptown Village. These guidelines establish a framework upon which the creative and cooperative professional can improve and embellish so that Uptown Village will be the wonderful place that the City and Specific Plan development team seek to create.
- (k) *Commercial Buildings*
- (i) Style - Buildings within Uptown Village need not emulate any one historical style. As long as the Guidelines relating to proportion of wall to arcade, window, heights of walls, color and materials are followed, continuity can be achieved. However, architects are not given free license to design

highly stylized, corporate "franchise," de-constructionist or other stand-alone architecture. All buildings shall clearly relate to the other buildings within Uptown Village.

- (ii) Massing Hierarchy - Buildings should have a hierarchy of elements so that the overall building is readable and design elements that embellish and create variety are subordinate to the basic volume. This will avoid overly gymnastic or muscular designs. Large building masses shall be modified so they closely relate in scale to the smaller buildings by a variety of means: the addition of arcades, trellises and smaller building elements; roofs that are not monolithic; windows which are varied for functional or symbolic reasons; and offsets (recesses) and projections to the main building wall.
- (iii) Walls, Roofs and Windows
 - A) Walls
 - 1) The walls of speculative retail/office buildings generally consist of either storefront windows or blank surfaces. In Uptown Village, storefront window walls shall be broken up into "bays" of approximately 25-30 feet. These bays shall be defined by raised pilasters so the entire facade reads as a series of individual stores. (*Exhibit 8.2*)
 - 2) All walls, blank or storefront, shall be defined at their base by a plinth (either raised plaster or simply painted). The top of the plinth shall be between two and three feet above the base of the wall.
 - 3) All walls, blank or storefront, shall be defined at the top by a cornice, bold enough to clearly

terminate the wall. (*Exhibit 8.3*) Even walls with sloped roofs shall have a cornice at the eave unless heavy timber (nominal 6 x 6 minimum) rafter tails spaced no more than 32" on center exposed and project at least 18 inches from the wall.

- 4) Two story walls shall be divided by a cornice at mid-height to define the ground floor from the second floor. (*Exhibit 8.4*)
- 5) Generally, walls should appear as thick and massive. Windows, other than storefront, should be thought of as holes in the wall and recessed from the face of the wall at least 3 inches. (*Exhibit 8.7*) Storefront windows should be contained within the bay defined by pilasters. (*Exhibit 8.2*)
- 6) Second story windows should be tied together with horizontal belt course or continuous accent lintel. (*Exhibit 8.4*)

B) Roofs – Buildings may have either flat and/or sloped roofs. Sloped roofs shall have a minimum slope of 4 in 12 and a maximum slope of 12 in 12. The following materials are acceptable:

- 1) Standing seam metal in colors compatible with approved palette.
- 2) Concrete or clay tiles with either a deep profile or flat. The colors shall be warm tones, not blue or cool grey.
- 3) The following materials are unacceptable: wood or simulated wood shake and/or shingle, composition shingle.

- 4) Where possible on residential buildings the roof should be broken by dormer windows, dormer vents, belvedere, roof monitors and other features that give "life" to the building.

C) Windows

- 1) The predominant type of windows in retain buildings will be storefront glazing along the San Vicente Avenue and Date Palm Drive frontages. Where possible the storefront "bay" should be divided by mullions and muntins (*Exhibit 8.2*) to create a balanced and interesting composition. The head height of the storefront system should be 10 feet tall to allow a band of clerestory windows to give a high space at the front of the interior space. (*Exhibit 8.2*) However, other types of windows which are more domestic in scale may also be used. When such windows are used, they shall be higher than wide (vertical in their appearance), either grouped together or separated by enough wall as to clearly read as holes in the overall wall mass. Stand-alone and "pad" buildings should use a restrained but lively variety of windows to create interest and to "tell the story " of the building.
- 2) Large buildings (more than 12,000 SF) if any, subject to City design review, shall incorporate cupola, dormer, clerestory or industrial roof windows to break up the mass of the building and roof. (*Exhibit 8.5*)

- 3) Second story office overlooking the commercial areas shall be recessed, vertical in proportion and ordered to correspond with ground floor windows. (*Exhibit 8.4*) Small balconies, projected windows, or bay windows should be used to add life to the facade.

(iv) Building Configuration

- A) Many of the commercial buildings in Uptown Village have two "fronts": one facing Date Palm Drive and another facing San Vicente Avenue. The primary entrance (the "front" door) must face San Vicente and be easily recognizable. The Date Palm Drive frontage must also convey a sense of vitality and openness, therefore storefront windows and arcades must face Date Palm Drive. These buildings must not turn their backs to Date Palm Drive.
- B) Buildings along San Vicente Avenue - The fundamental principle guiding the design of commercial buildings along the internal street is that they should define the street with arcades to create a pleasant walking environment. Because the buildings will be built for tenants, most of these buildings will be basic rectangular boxes. The specific requirements for these buildings are:
 - 1) The minimum height of the main walls of the building shall be 20 feet to the top of parapet or 18 feet to the eave of sloped roofs. All parapets shall have cornices. (*Exhibit 8.6a*).
 - 2) Walls facing San Vicente Avenue shall have arcades or awnings covering at least 75% percent of the frontage. The critical dimensions

and characteristics of the arcades are shown in *Exhibit 8.6b*.

- 3) Walls facing Date Palm Drive shall have arcades along a minimum of 60% of the frontage, and shall have storefront windows along a minimum of 50%.
 - 4) These buildings may be conceived of as basically "two-sided," leaving the side walls blank. However, if there are storefront windows on sidewalls, shading devices (trellis, awning, or overhang with a minimum depth of 6 feet) shall be provided to cover the windows.
 - 5) The exterior wall surface shall be masonry, tile or steel troweled, smooth finish plaster, and the paint colors shall be taken from the approved palette.
 - 6) The pilasters which create the bays at approximately 25-foot intervals should be tile or other permanent and decorative material.
- C) Pad Buildings on Date Palm Drive – it is assumed that freestanding "pad" buildings will be built along Date Palm Drive. There is slightly more design latitude for these buildings than the "in-line" stores on San Vicente Avenue because the "pad" building configuration is generally more complex. The basic requirements for these buildings are:
- 1) The top of parapet shall be a minimum of 20 feet; for sloped roofs eave height shall be a minimum of 18 feet.
 - 2) For buildings with frontage on San Vicente Avenue sidewalk, an arcade or awnings shall

cover a minimum of 75% 60% of the wall on San Vicente Avenue.

- 3) The main entry shall clearly read as "front door" and be easily visible from San Vicente Avenue. Vicente Avenue, as well as being articulated into smaller masses.
 - 4) The overall shape and mass shall be articulated and composed as a "four-sided" building.
 - 5) Drive up windows shall be placed so they are not visible except as part of porte cochere, trellis or other extension of the main building (limited to three drive up windows).
 - 6) Buildings at comers shall incorporate vertical features (tower belvedere) to reflect the importance of the building.
 - 7) Colors must be closely related to the approved palette, but may deviate to respond to "corporate" colors. However, in no case can pink or salmon be the primary hue. Bold, primary colors are also prohibited. If a building is off-white, detailing and accent colors from the approved palette shall be used.
- D) Large scale commercial buildings - It is anticipated that one or two large (12,000 SF or larger) buildings will be built. The design guidelines for these type buildings are as follows:
- 1) The building shall be designed so that it creates a continuation of the street frontage along San Vicente.

- 2) The windows shall be varied in size, but generally vertical in proportion, and shall be composed to create interest and a lively facade.
- 3) Arcades, colonnades, trellises, etc., shall be used to provide outdoor seating, to cover sidewalks and to break up the large building mass.
- 4) The roof shall be sloped and be broken by dormer, clerestory or roof monitor windows.
- 5) The colors shall be from the approved palette.

(l) *Mixed Use Buildings*

- (i) Mixed Use Buildings (commercial uses with offices above fronting on San Vicente Avenue and Uptown Village Court must express the different functions within the building. To convey a consistent sense of “homeyness” for the building, the size, shape, proportion and details of the windows should be residential; balconies should be evident as places for people to gather to overlook the street; and horizontal belt cornice at approximately the second floor level should be used to visually separate the public/commercial street zone from the upper office uses. Windows shall be taller than wide, doors to balconies shall be “French doors” not sliders, and both shall have mullions. Where possible these second story French doors and windows should be centered on arcade bays below (*See Exhibit 8.4*).
- (ii) Privacy must be maintained for the users, yet part of the appeal of these units is that they are "in the midst of the action." Therefore, balconies and windows should allow the resident to observe street activity without necessarily being seen. A certain amount of “cat and mouse” goes on between

urban users and the street, but the choice – whether to be seen or not – should be users, not the pedestrian on the street.

- (iii) The organization of the buildings should keep the commercial storefront entrances separate from the office entrances, and parking should be in a secure and separate parking lot from the commercial patrons.
- (iv) The elevations of mixed use buildings which face the streets should be an orderly regular rhythm of windows and doors. The different uses (commercial and offices) should be related compositionally, but distinguished by scale, proportion, shape and detail. Therefore, the upper floor windows may have a closer spacing than the ground floor storefronts, yet they should relate, and be aligned if possible. The goal is to have the building read as one building within which different uses coexist.
- (m) *Residential Buildings*
 - (i) The most important design objective for the residential units in Uptown Village is to enliven and enhance the street so residents want to walk in their neighborhood. In addition, the following guidelines shall be followed:
 - A) Front porch entries
 - 1) Where feasible, single family detached residential buildings shall have front porches at the entry to each dwelling.
 - 2) The front porch shall be roofed and be large enough to accommodate 2 to 4, and shall have other “sitable” surfaces to allow several people to gather and talk.
 - B) The layout of individual units should include some with the kitchen window above the sink overlooking

the street. This creates "eyes on the street" - a way in which residents can oversee their neighborhood. In other units, the kitchen/eating area may overlook the rear yard. These units are desirable for families with small children because the parents can see their children at play while preparing meals.

- C) Attached dwelling buildings with several units shall be arranged so each unit is identifiable – the larger mass broken up into small masses.
- (ii) Windows
 - A) Windows shall be taller than wide, recessed a minimum of 3 inches from surface of wall.
 - B) Special windows such as dormers, bays, and small balconies should be used to give a domestic character and “tell a story.”
 - (iii) Roofs
 - A) Residential buildings shall have tiled sloped roofs.
 - (iv) Carports and Garages – Buildings shall be designed so garages do not dominate the street frontage.
 - A) For multifamily dwellings, the carports, when possible, shall be placed in the rear of units, separate from the units, in small motor courts or lanes off the main street.
 - (v) Typical Floor Plans: *Exhibits 11.3* and *11.4* are prototypical examples.
 - (n) *Exiting Buildings*
 - (i) In a number of locations in the Coachella Valley handsome commercial and residential buildings already exist which serve as a standard or examples of “village” design character. See *Exhibits 8.8a, 8.8b, and 8.8c*.
 - (o) *Planning Unit 4*

- (i) Development within Planning Unit 4 shall conform to the Architectural Design Standards, Section 5 of the 2024 Amendment, Appendix A.

14. SIGNAGE

- (a) The Uptown Village Specific Plan recognizes that the combination of commercial, non-residential, office, and residential uses into a mixed-use village requires unique control of signs and other advertising. Signs are the first element that can convey a sense of quality and coherence or tackiness and jumble. Within Uptown Village there will be four distinct types of signs: the entry or common sign(s), street address signs, building signs facing Date Palm Drive and building or arcade signs along San Vicente Avenue, which shall be pedestrian scale projecting or arcade signs and building identification signs. Generally signs shall conform to Division C of Article V of the City zoning ordinance. Permanent roof signs, flashing, animated or scintillating signs, outdoor advertising structure or billboards, window signs, projecting signs and freestanding signs for individual tenants or uses shall not be allowed by this specific plan, except as provided below: *(See Exhibit 9)*
- (b) A maximum of six (6) freestanding signs not exceeding 50 sq. ft. each for the retail center shall be permitted.
 - (i) Two monument signs one on either side of the main entry, shall be permitted with a height of no greater than 7 feet.
 - (ii) Two multiple tenant pylon signs with illuminated meta letters, one visible from McCallum Way and one visible from Rosemount Road, shall be permitted on Date Palm Drive with a height of no greater than 7 feet.
 - (iii) Two multiple tenant pylon signs shall be permitted with a height no greater than 7 feet at the entrances on McCallum Way and Rosemount Road.

- (c) Wall signs, canopy signs, and arcade mounted, attached signs shall be encouraged as an integral part of commercial, office and non-residential use building design review. A consistent means of identification of individual tenants in harmony with the building and compatible with the mixed-use village concept will be considered for typical tenant sign approval concurrent with building construction. The City discourages sign clutter and this specific plan prohibits advertising other than tenant and use identification visible from public streets, private access drives and parking areas.
- (i) Street Address Signs – At each entry drive, individual numerals will identify the street address of the development. These will be mounted on the front masonry wall and the masonry columns flanking the side street entries. (*Exhibit 9.2*)
 - (ii) Building Signs Facing Date Palm – The individual buildings that face Date Palm Drive will be permitted to have one (1) internally illuminated channel letter sign each. The size of the letters shall be no greater than 16 inches. The color of the sign face shall be teal (PMS #5493C), plum (PMS #521C) or rose (PMS #493C). The channel letter returns shall be painted the same color as the wall surface. (*Exhibit 9.4*)
 - (iii) Building or Arcade Signs on Buildings Facing San Vicente - Each tenant in a building along San Vicente Avenue may have a sign on the building or arcade facing San Vicente Avenue. These signs shall be exposed neon script. The maximum size of letters shall be 12" high. In addition to these signs, white letters on a colored awning may also identify the business. (*Exhibit 9.5*)
 - (iv) Pedestrian Scale Projecting or Arcade Signs – Each and every tenant with a door on San Vicente Avenue shall have one sign which projects from the building or hangs under the arcade. The sign shall be approximately 18 inches tall and

three feet wide. The shape and design of the sign should reflect the type of business it advertises. This sign may not be internally illuminated. (*Exhibit 9.6*)

- (v) Building Identification Signs – Each individual building shall be identified by a street address visible to vehicular traffic (customers and emergency vehicles). The address shall be reflective letters on a painted aluminum backing as determined by the Cathedral City Fire Department and the Community Development Director.
- (d) Temporary real estate signs, subdivision signs or other temporary signs including Village bulletin board or kiosks for public notices and special events, may be permitted by application approval by the Director of Community Development. Non-commercial murals may also be allowed subject to Planning Commission application and approval.
- (e) All other sign regulation shall comply with City Zoning Ordinance, Division C, Signs, regarding purpose and definitions, permits, prohibitions and abatement, permitted signs, and general provisions. For purposes of the sign development standards, except as specified in this plan, the Planning Unit 1 shall conform to Planned Community Commercial (PCC) standards, and Planning Units 2 and 3 shall conform to Residential Zones standards.
- (f) Signage within Planning Unit 4 shall conform to Section 7, Sign Program, of the 2024 Amendment, Appendix A.

E. IMPLEMENTATION AND ADMINISTRATION

1. PROPOSED PHASING, SUBDIVISION AND INFRASTRUCTURE FEE PROVISIONS

- (a) The specific plan envisions phased development. Phase 1 will be the Senior Housing in Planning Area 2. The economics of a project of this type dictates building all 153 units within one phase. The intent of the Specific Plan is to balance commercial development

and residential development. To that end, the Senior Housing development establishes a compact basis for integrating residential and commercial. Subsequent development will respond to market conditions. Each phase is intended to be functional without dependence on the infrastructure of subsequent phases, but the village concept will be incomplete until full development. (See *Exhibit 10*)

- (b) Phase 1 shall include grading the entire Senior Housing site and treated to mediate dust, installing the sidewalk and full half street improvements to Planning Area 2, along the northern frontage of McCallum Way; installing 24-foot wide asphalt pavement and appropriate sidewalks and landscaping on the east side of San Vicente Avenue from McCallum Way north to a point ten feet past the southerly entry to Planning Area 2; installing the bus shelter on Date Palm Drive; installing entry identification signs; installing a connecting asphalt drive built to the same structural section as the Senior Housing parking lot and constructed with an asphalt dike or concrete vertical curb as required by the City Engineer, from the west property line of the Senior Housing development to Date Palm Drive; installing a curb cut and approach at Date Palm Drive to City standards. Water, sewer, drainage and other infrastructure improvements and fees as required by the City for these initial buildings shall be provided by the developer concurrent with building permits. The remainder of the property may be subdivided for phasing purposes without farther infrastructure improvements and/or fees until subsequent development.
- (c) Commercial development, Phase 2, will begin with commercial building at the southern entry street comers. Future commercial development will flow northward.
- (d) Phase 2 composed of portions of Planning Unit 1 shall include the easterly extension of Uptown Village Court, the primary commercial

entrance access from Date Palm Drive and commercial buildings located in the central portion of the site, including on-site utilities and drainage.

- (e) Phase 3 shall infill either the north or south half of Planning Unit 1 providing neighborhood convenience goods and services on the east side of Date Palm north of McCallum Way.
- (f) Phases 4 and 5 shall be the completion of the commercial and office development, in Planning Units I.
- (g) Phase six shall complete all residential development.
- (h) Each of these five phases (phases 2 though 6) may be revised or refined by minor changes acceptable to the Community Development Director or Planning Commission without Specific Plan Amendment, subject to design or subdivision review.
- (i) All major site preparation and grading for each phase shall be accompanied by interim corrosion control measures for any affected portions of the site, including temporary irrigation and hydro-seeding of all disturbed ground not otherwise stabilized by landscaping or pavement.

Phase	Site Area (Acres)	Commercial	Residential
1	5.81	None	153
2	3.20	24,800 sf	0
3	2.40	24,800 sf	0
4	2.25	22,000 sf	0
5	1.72	22,000 sf	0
6	<u>2.34</u>	<u>None</u>	<u>10</u>
	17.42	*93,600 sf	163

* Includes 18,000 sf of office space

- (j) Nothing in this document shall prevent the Owner from accelerating this phasing if market conditions warrant more rapid development.

2. SUBDIVISION, SPECIAL CONDITIONS, JOINT USE PROVISIONS AND CC&R'S

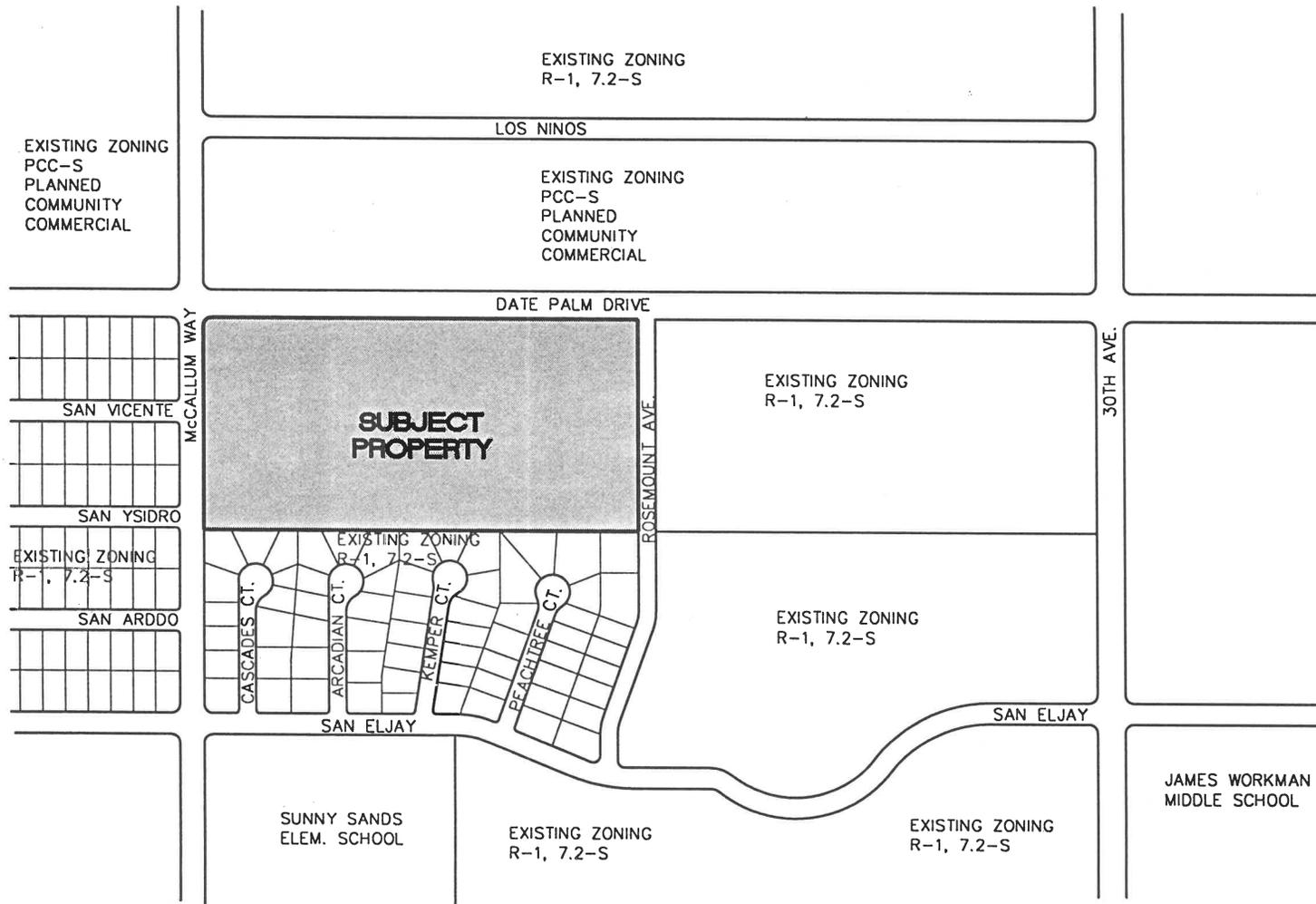
- (a) Subdivision – The specific plan intends that phase 5 residential development be accompanied by a standard subdivision to enable ownership housing rather than lease occupancy.
- (b) Special Conditions – The specific plan encourages but does not require certain commercial recreation, neighborhood convenience shopping, services, related uses and support facilities such as day care facilities, schools, churches and other compatible non-residential uses such as offices. Depending on the actual uses proposed during development review, special conditions of approval including hours of operation, size, customer and service access, etc., may be required by the City.
- (c) Joint Use Management and CC&R's – In concept, the intended commercial and residential components implies certain shared or common areas such as on-street and off-street parking, yards and other landscaped areas, loading and service areas, transit, bike and pedestrian areas. These joint-use facilities will require at minimum commercial tenant cooperation, including a unified management and business operations program (for coordination of advertising, policing, maintenance and events.)
- (d) Concurrent with the first or second phase commercial development, the developer will form a business improvement area or commercial property management entity composed of all non-residential tenants and owners, and controlled by bylaws, CC&R's or other operational and maintenance provisions as approved by the City. Such BIA or Commercial CC&R's will include private street, parking lot, building and landscape maintenance requirements and method for funding; advertising promotion and special event and routine management/administration and budget provisions.

- (e) The developer may propose and the City may approve special property improvement and maintenance districts, composed entirely of the specific plan area, for the purpose of contracting with the City or other public or private entities to develop, manage and maintain certain facilities such as landscaping recreation, fitness, day care or special security services.
- 3. PLANNING UNIT 4
 - (a) Planning Unit 4 Implementation shall conform to the Implementation provisions in the 2024 Amendment, *Appendix A*.
- 4. ADMINISTRATION AND REFINEMENT OF THE SPECIFIC PLAN
 - (a) The City Community Development Director shall determine if any proposal submitted for development review requires Planning Commission specific plan amendment, including public hearings pursuant to City zoning procedures. If the Director determines that a use and development is consistent with the purpose and intent of this specific plan, he may approve minor and incidental changes to the development standards outlined herein.
 - (b) Appeals of the Community Development Director's or Planning Commission decisions shall be as prescribed by City Zoning Ordinance.

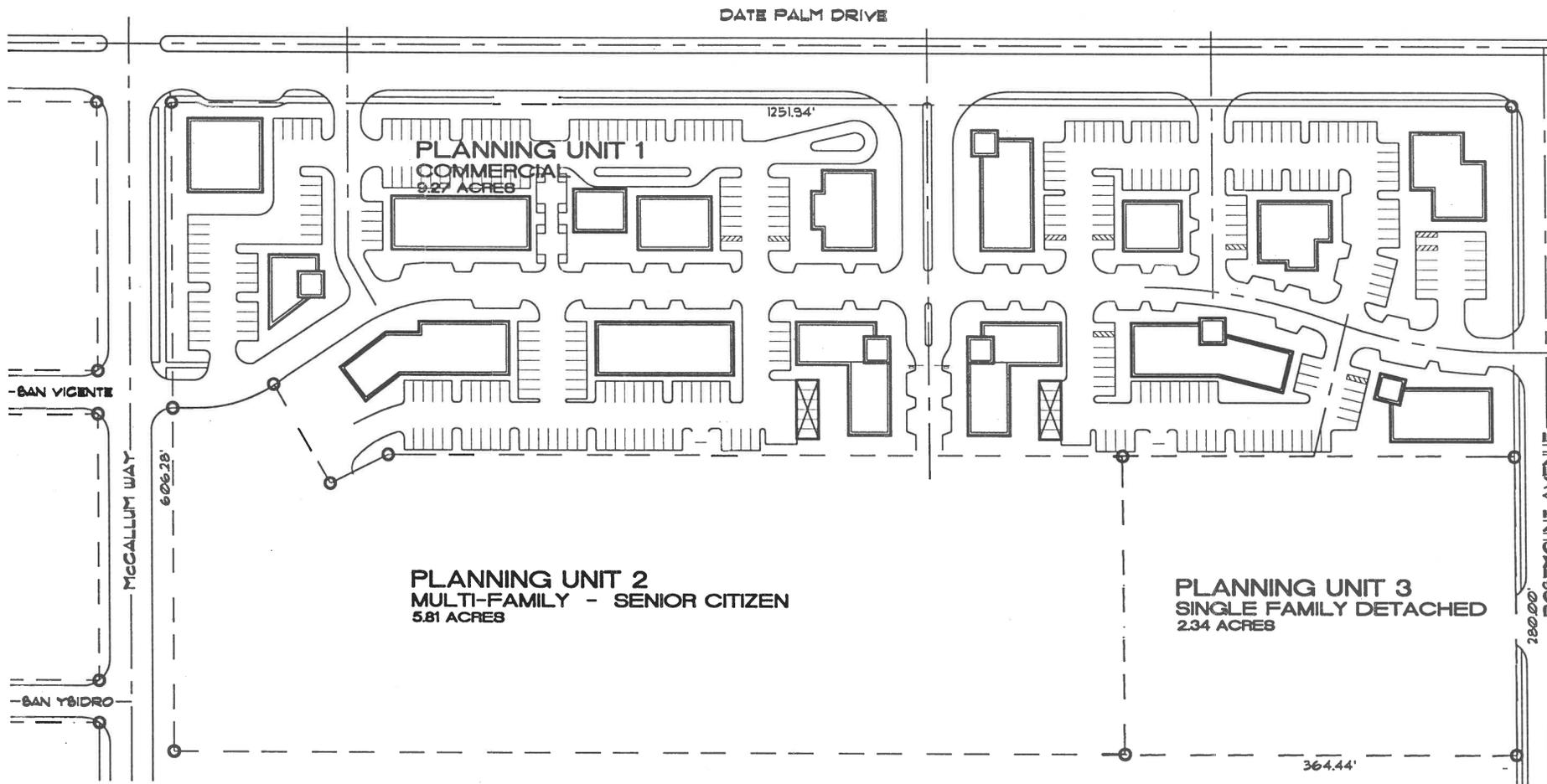
END OF TEXT

UPTOWN VILLAGE SPECIFIC PLAN

EXHIBITS



UPTOWN VILLAGE		Cathedral City, California		INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990		EXHIBIT 1	
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54		STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798		VICINITY MAP	
		DEPARTMENT OF COMMUNITY DEVELOPMENT				SCALE: NO SCALE	
						DATE: 07 MAY 1999	



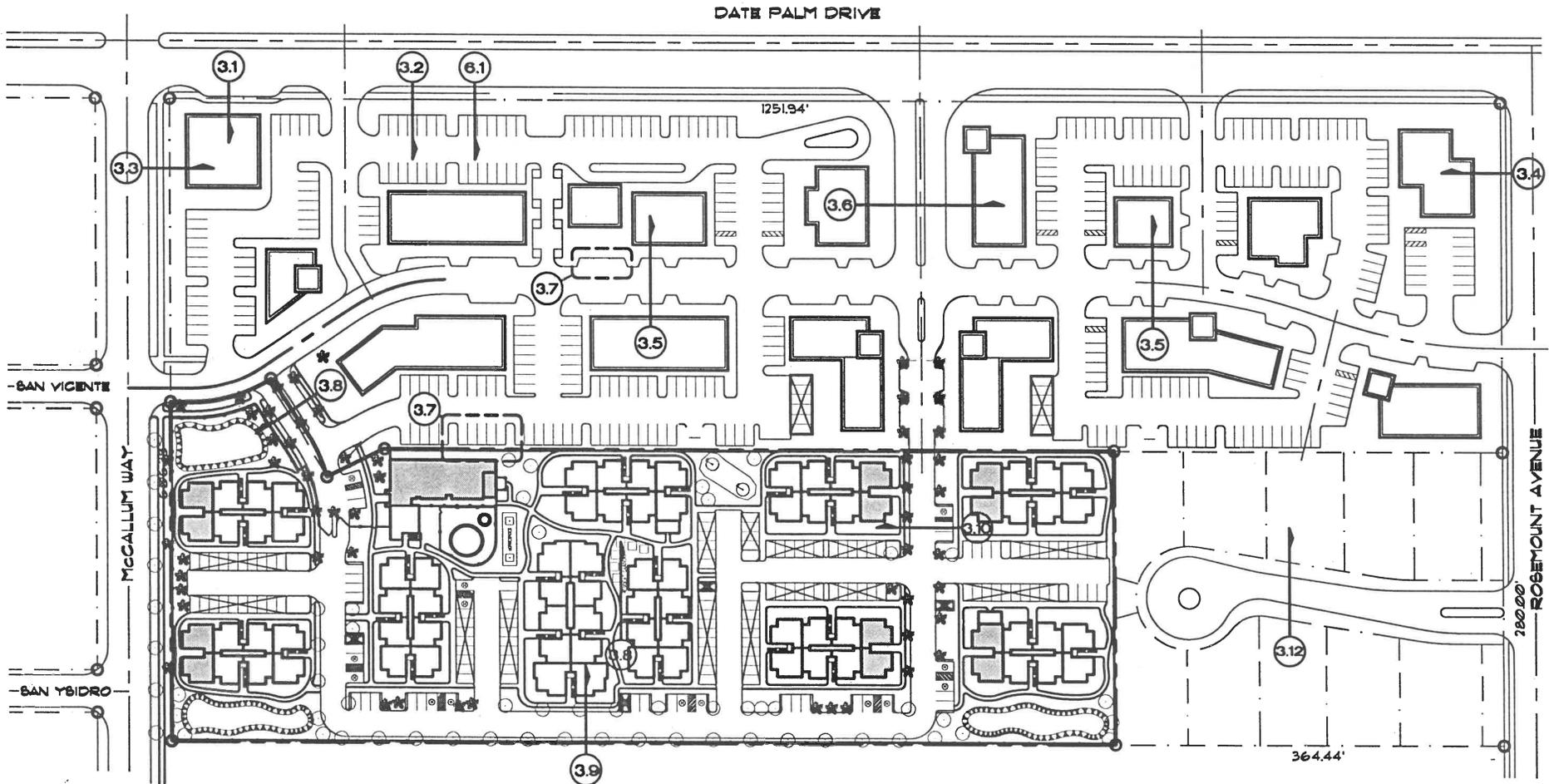
• **COMMERCIAL** : MAX 75,000 SF GROUND FLOOR
 (Planning Unit 1) : MAX 18,000 SF SECOND FLOOR

• **RESIDENTIAL** : MAX 163 UNITS
 (Planning Units 2&3)

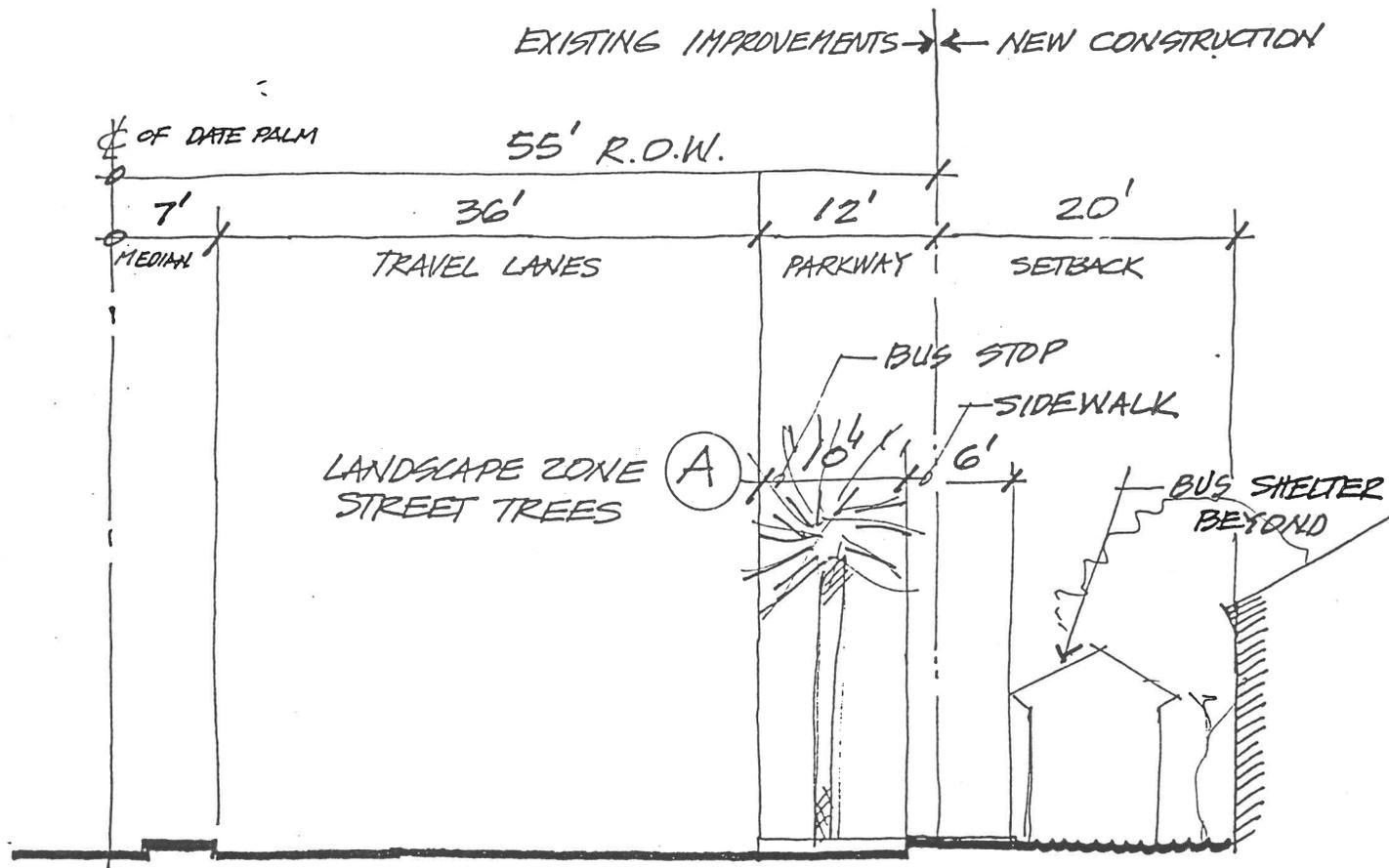
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UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 2
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SITE PLAN/ PLANNING UNITS
			DEPARTMENT OF COMMUNITY DEVELOPMENT	SCALE: NO SCALE
				DATE: 07 MAY 1999



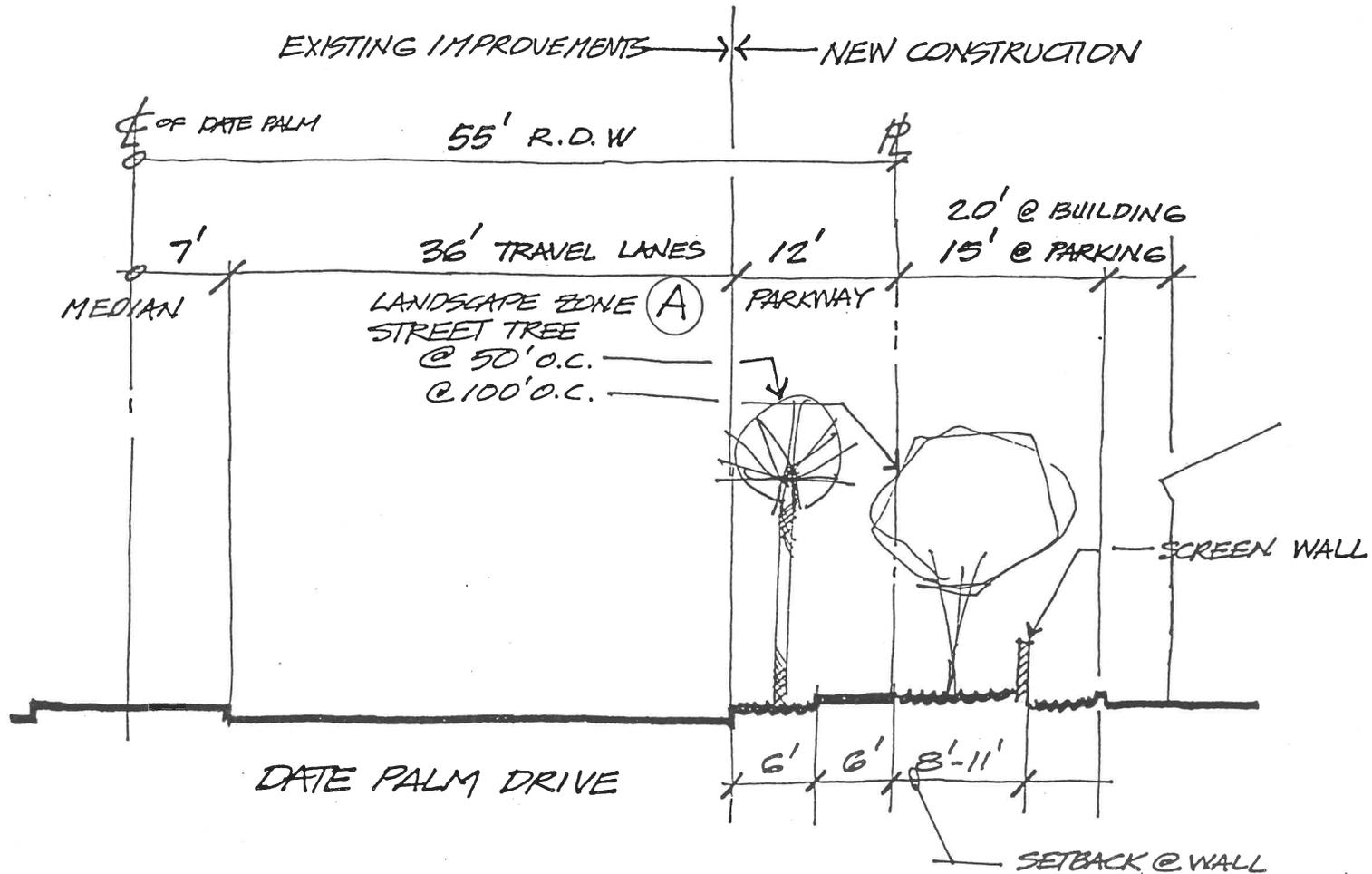
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	
		DEPARTMENT OF COMMUNITY DEVELOPMENT	SCALE: NO SCALE	DATE: 07 MAY 1999



DATE PALM DRIVE

DATE PALM DRIVE AT BUS STOP

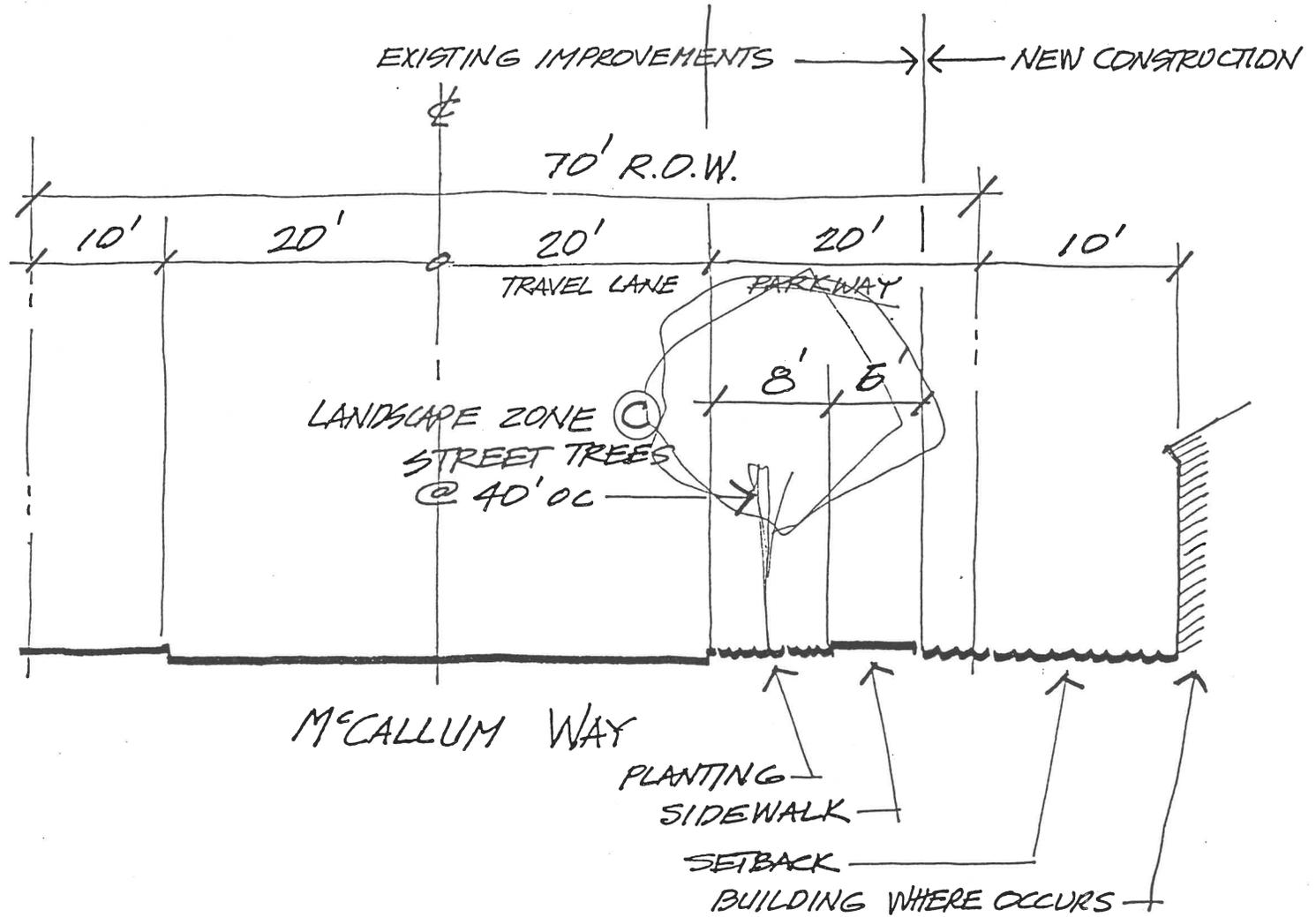
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.1
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



NOTE: PLEASE SEE EXHIBIT G.1 FOR LANDSCAPE AND GRADING INFORMATION

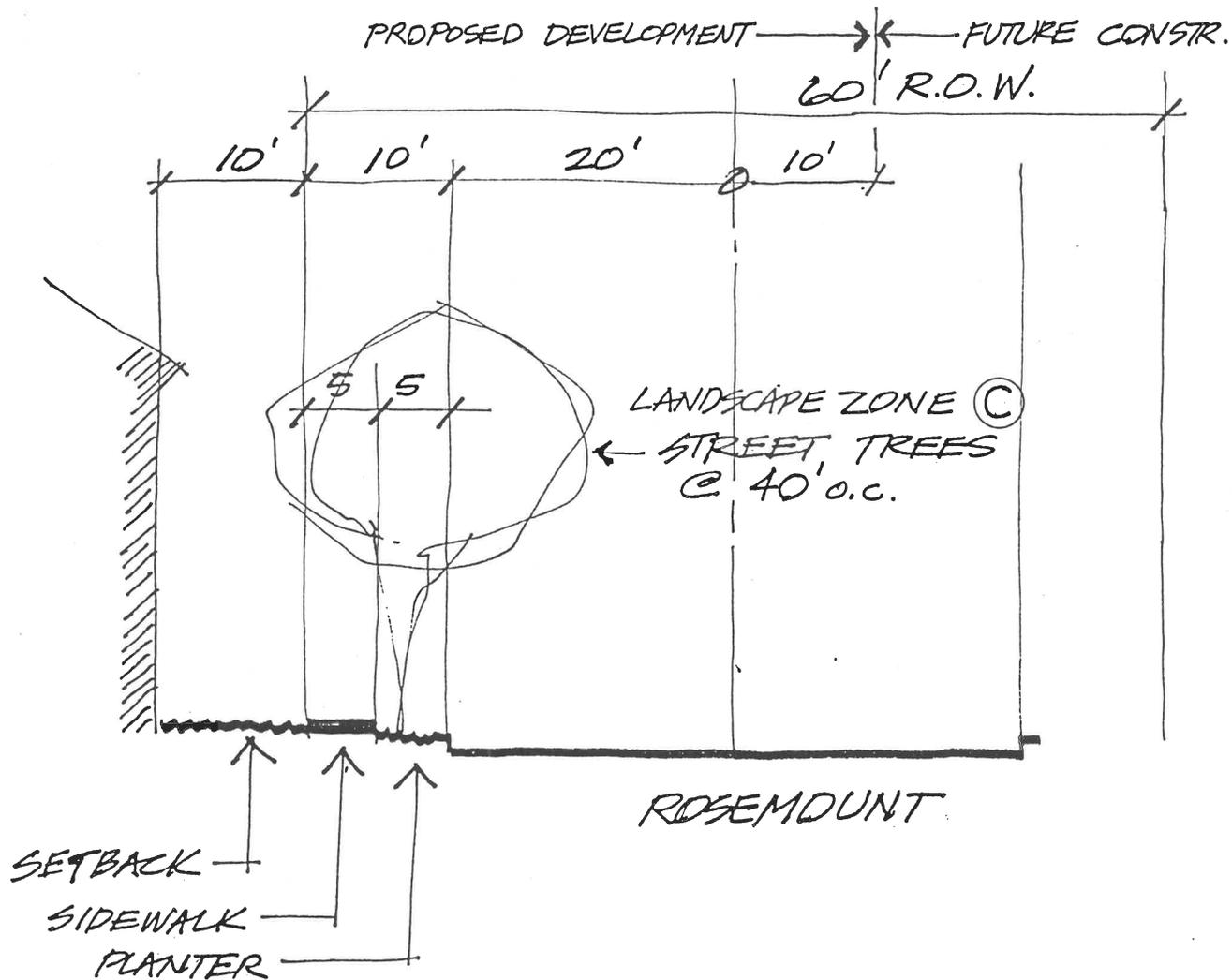
DATE PALM DRIVE TYPICAL

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.2
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



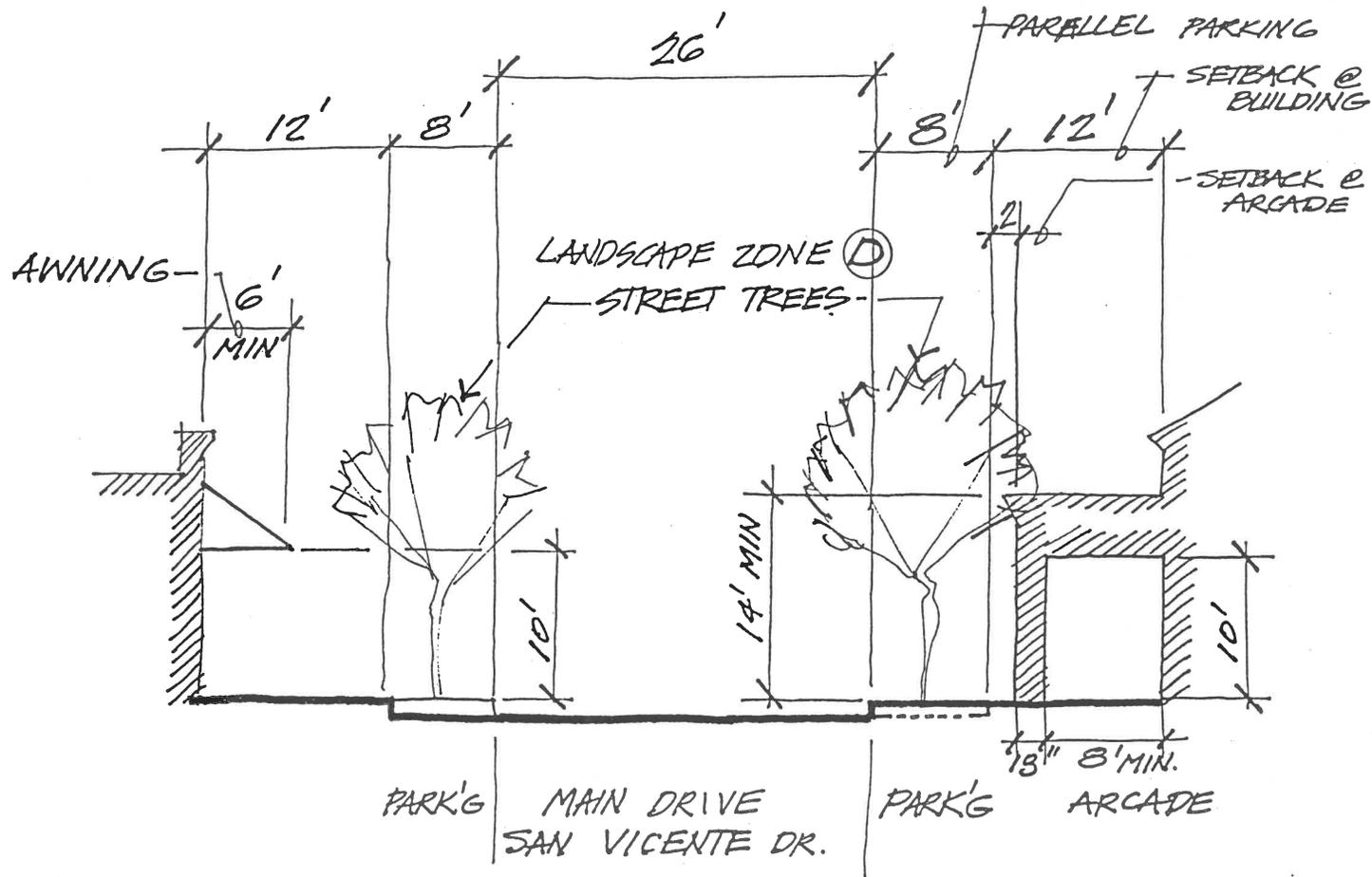
McCALLUM WAY

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.3
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396	SPECIFIC PLAN NO. SP No. 96-54		STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
	DEPARTMENT OF COMMUNITY DEVELOPMENT			SCALE: N.T.S. DATE: 11/6/96



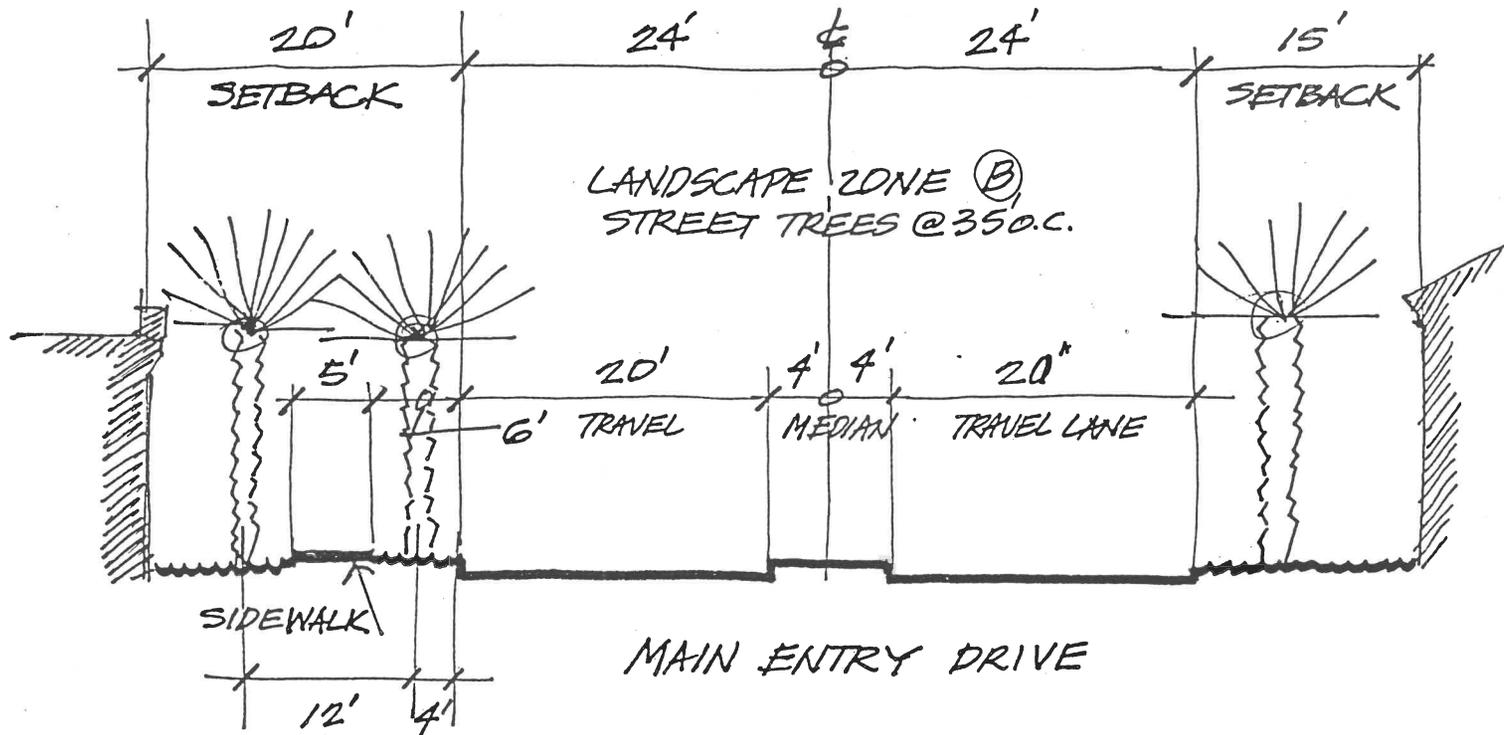
ROSEMOUNT AVENUE

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.4
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396	SPECIFIC PLAN NO.		STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
	SP No. 96 - 54		DEPARTMENT OF COMMUNITY DEVELOPMENT	
				DATE: 7/20/19



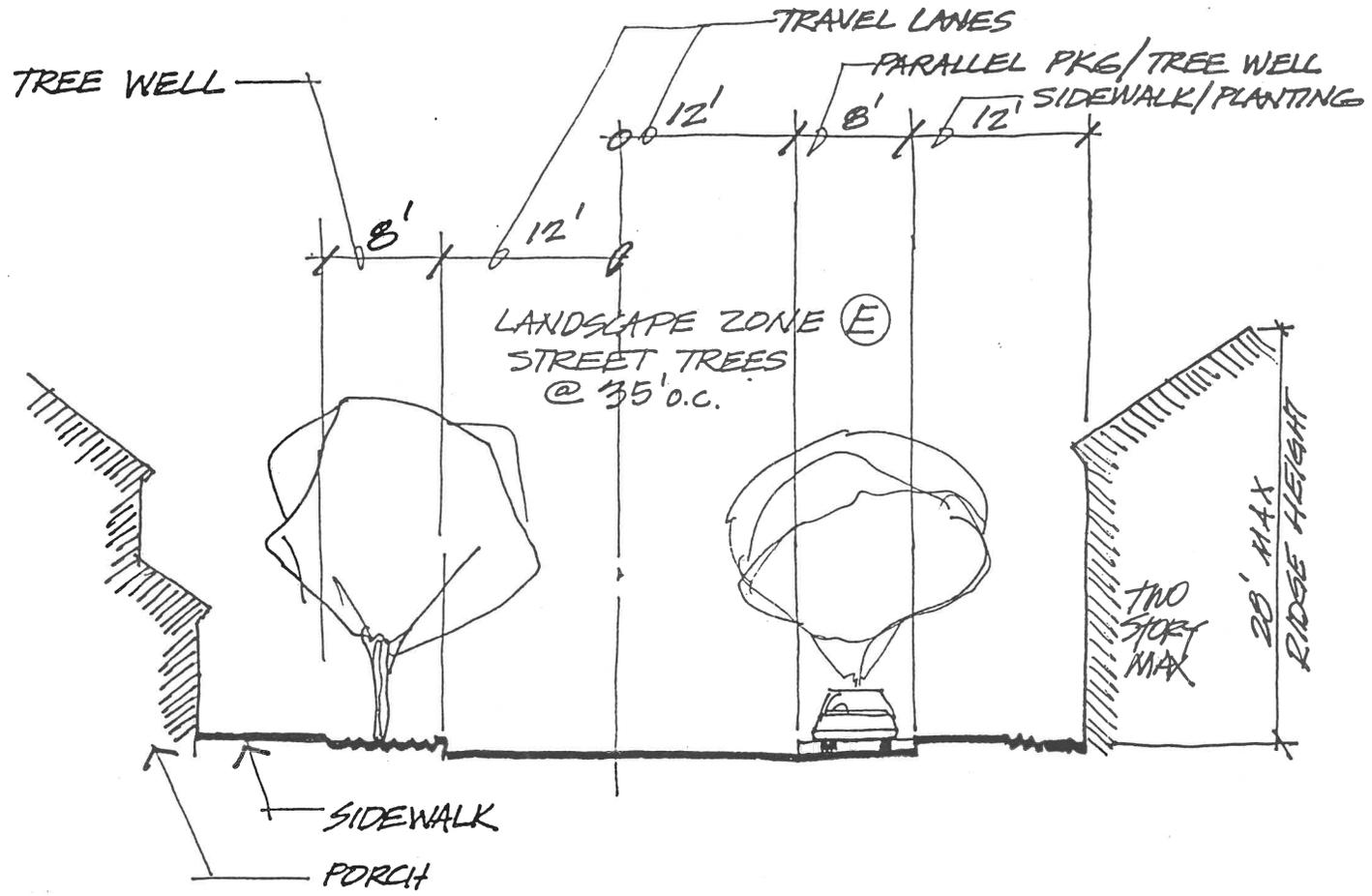
SAN VICENTE ROAD

UPTOWN VILLAGE Cathedral City, California		INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.5
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396	SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
	DEPARTMENT OF COMMUNITY DEVELOPMENT	SCALE: N.T.S. DATE: 11/6/96	



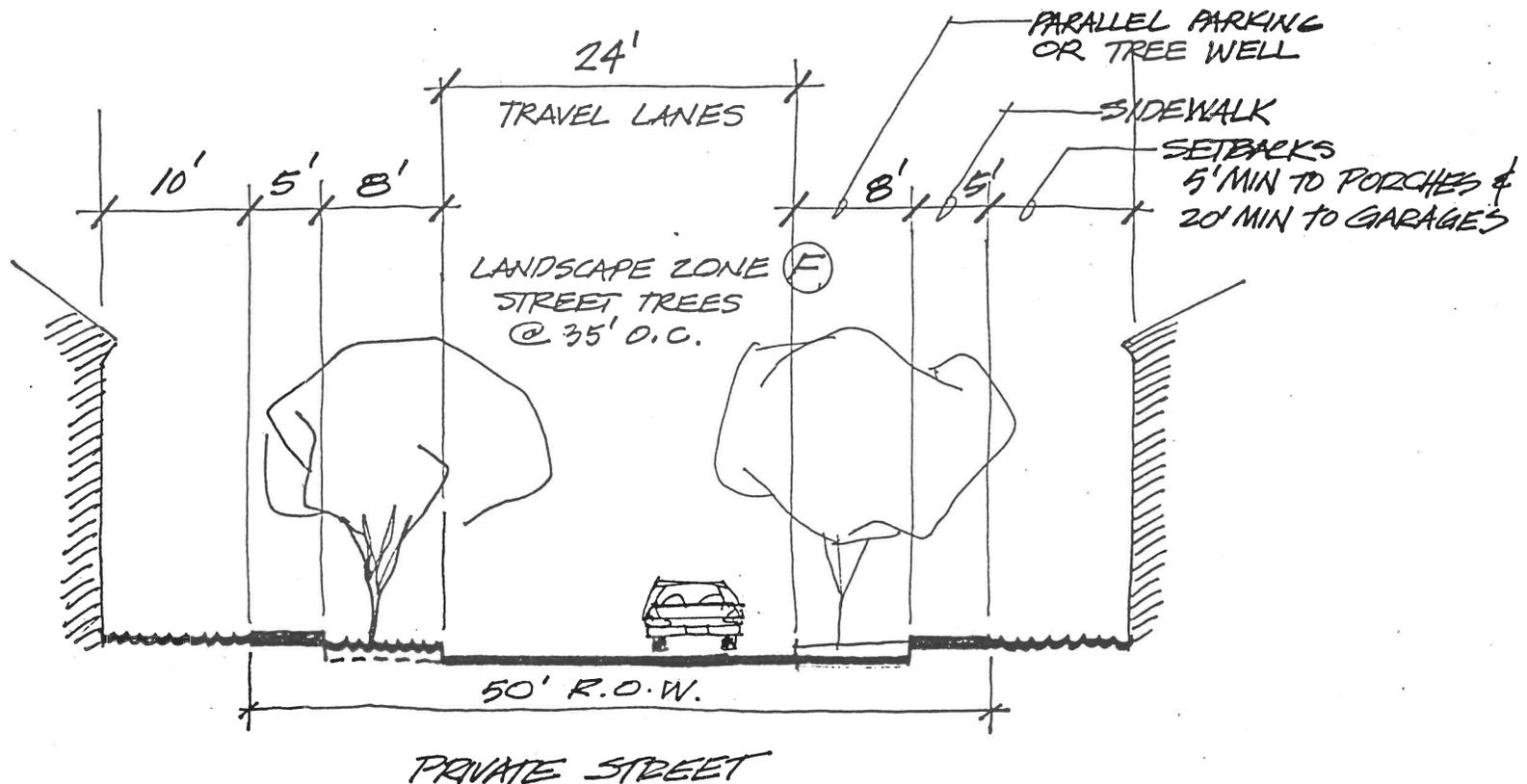
UPTOWN VILLAGE COURT

<p>UPTOWN VILLAGE</p> <p>Cathedral City, California</p>		<p>INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990</p>	<p>EXHIBIT 3.6</p>
<p>CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396</p>	<p>SPECIFIC PLAN NO. SP No. 96-54</p>	<p>STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798</p>	<p>STREET SECTIONS</p>
		<p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>SCALE: N.T.S. DATE: 11/6/96</p>



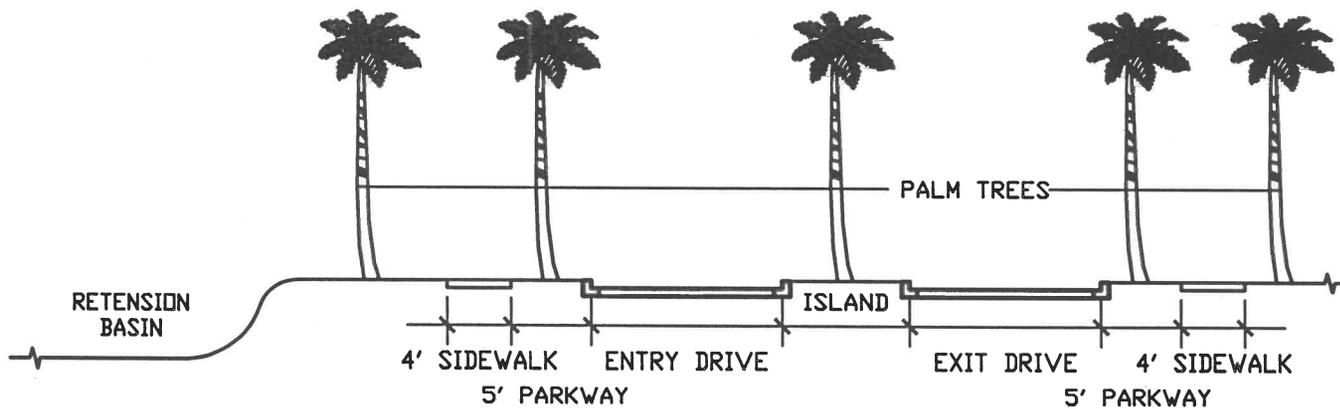
UPTOWN VILLAGE COURT

UPTOWN VILLAGE Cathedral City, California		INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.7
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396	SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
	DEPARTMENT OF COMMUNITY DEVELOPMENT	SCALE: N.T.S. DATE: 11/6/96	

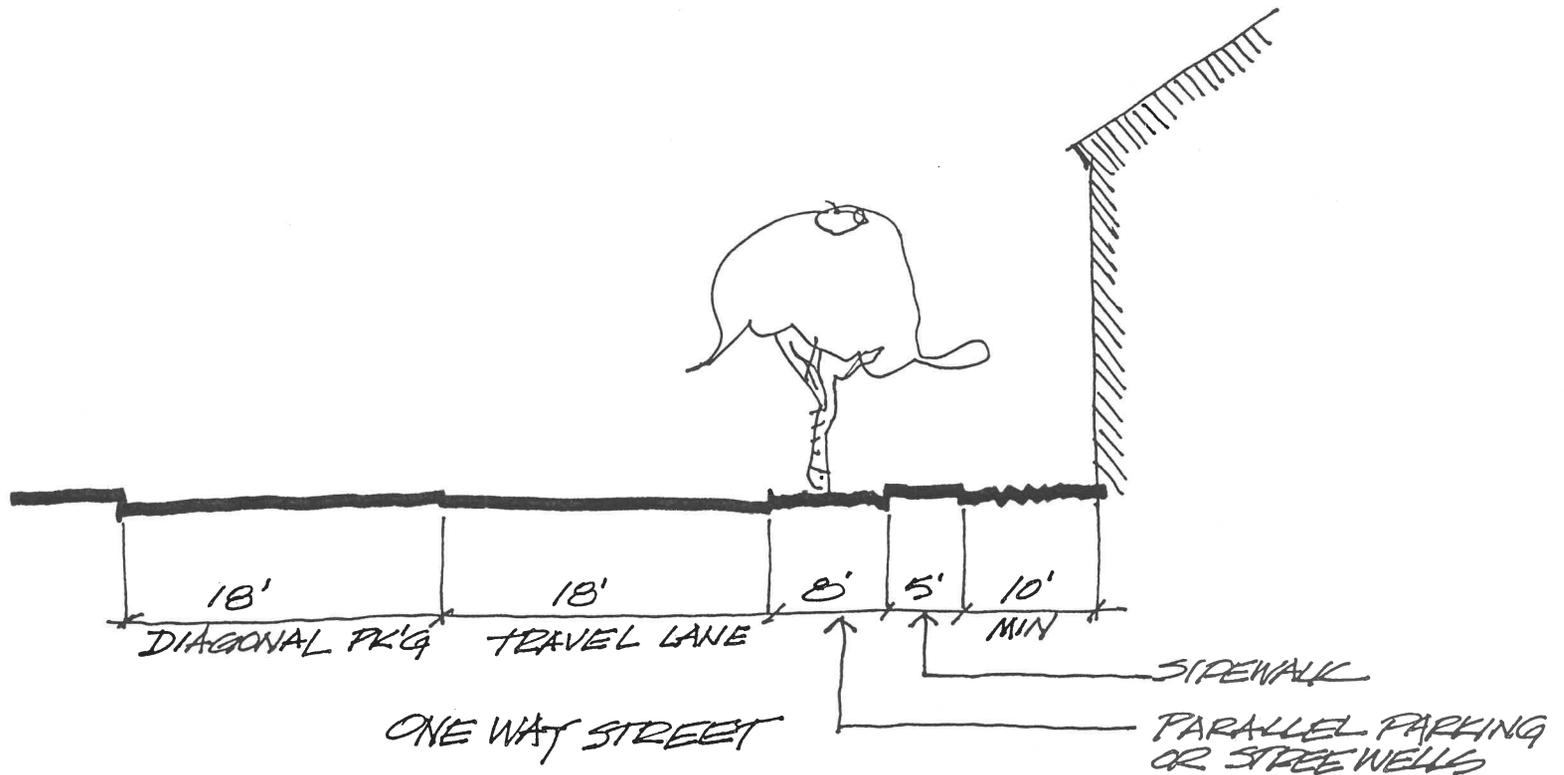


PRIVATE RESIDENTIAL ROAD

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.8
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTIONS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

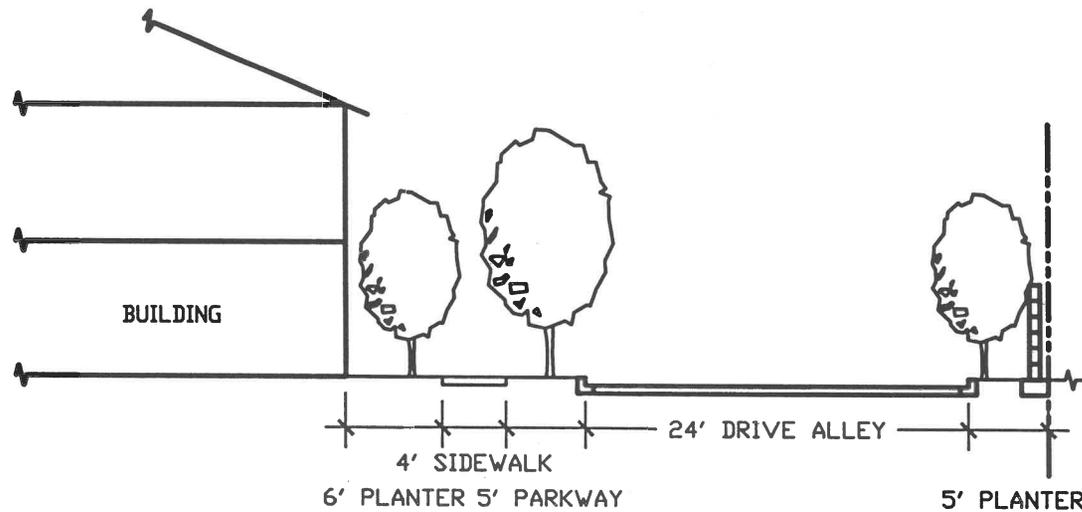


UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.8
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECITON
				SCALE: NO SCALE
				DATE: 07 MAY 1999

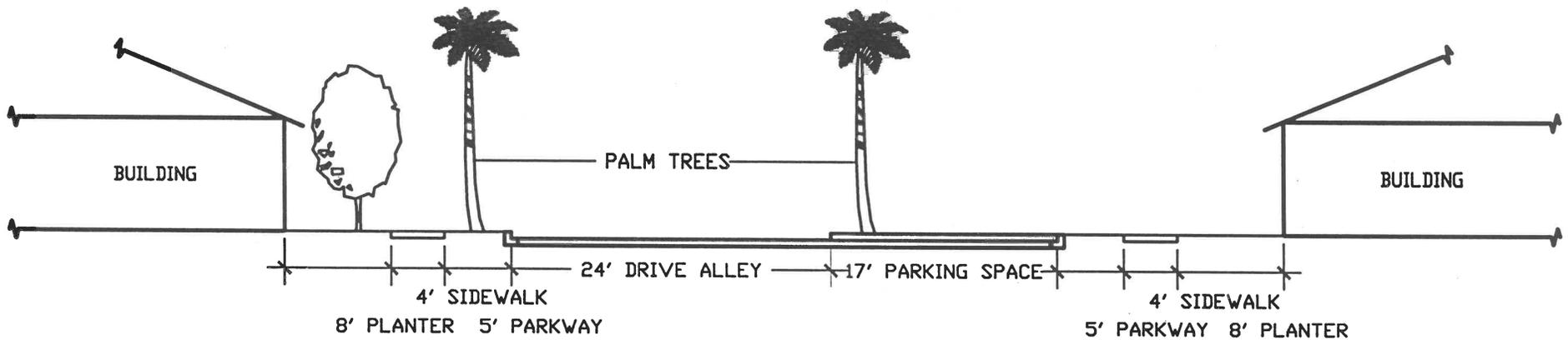


PRIVATE RESIDENTIAL ROAD

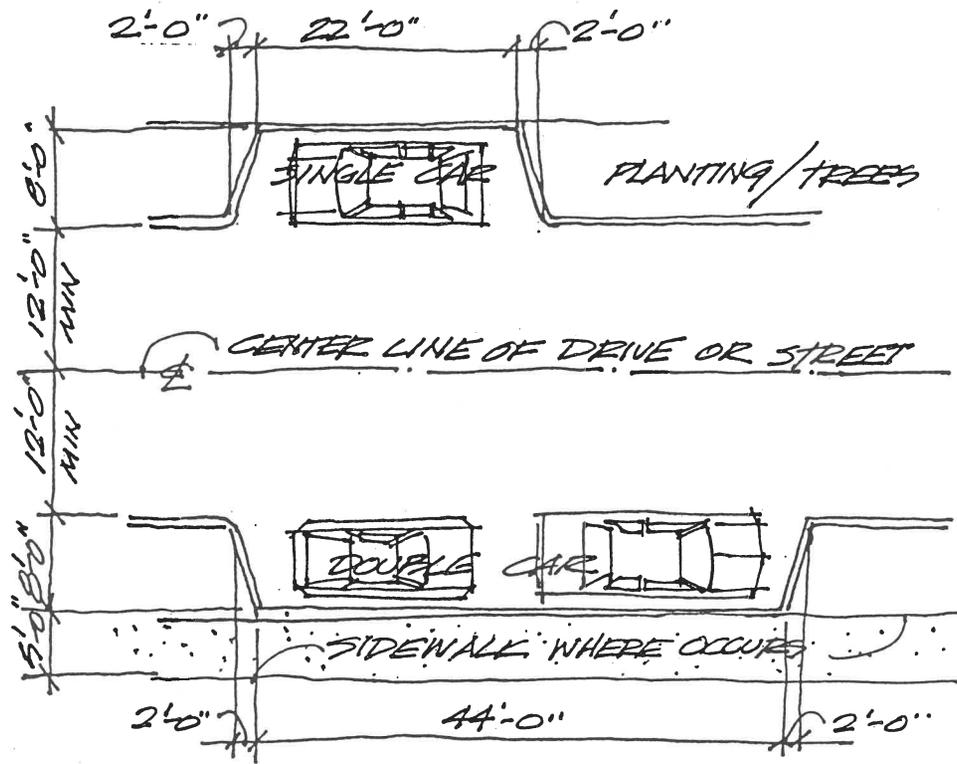
<p>UPTOWN VILLAGE</p> <p>Cathedral City, California</p>		<p>INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990</p>	<p>EXHIBIT 3.9</p>
<p>CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396</p>	<p>SPECIFIC PLAN NO. SP No. 96-54</p>	<p>STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798</p>	<p>STREET SECTIONS</p>
	<p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>SCALE: N.T.S.</p> <p>DATE: 11/6/96</p>	



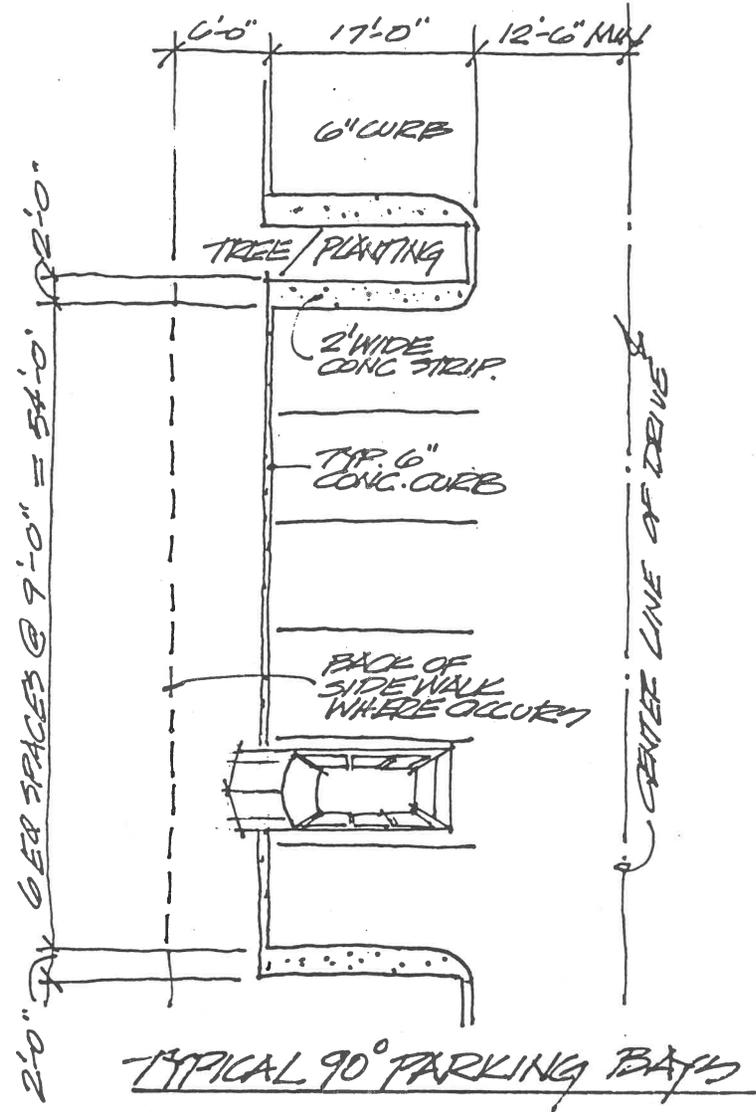
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.9
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTION
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: NO SCALE
				DATE: 07 MAY 1999



UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.10
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET SECTION
			SCALE: NO SCALE	
			DATE: 07 MAY 1999	

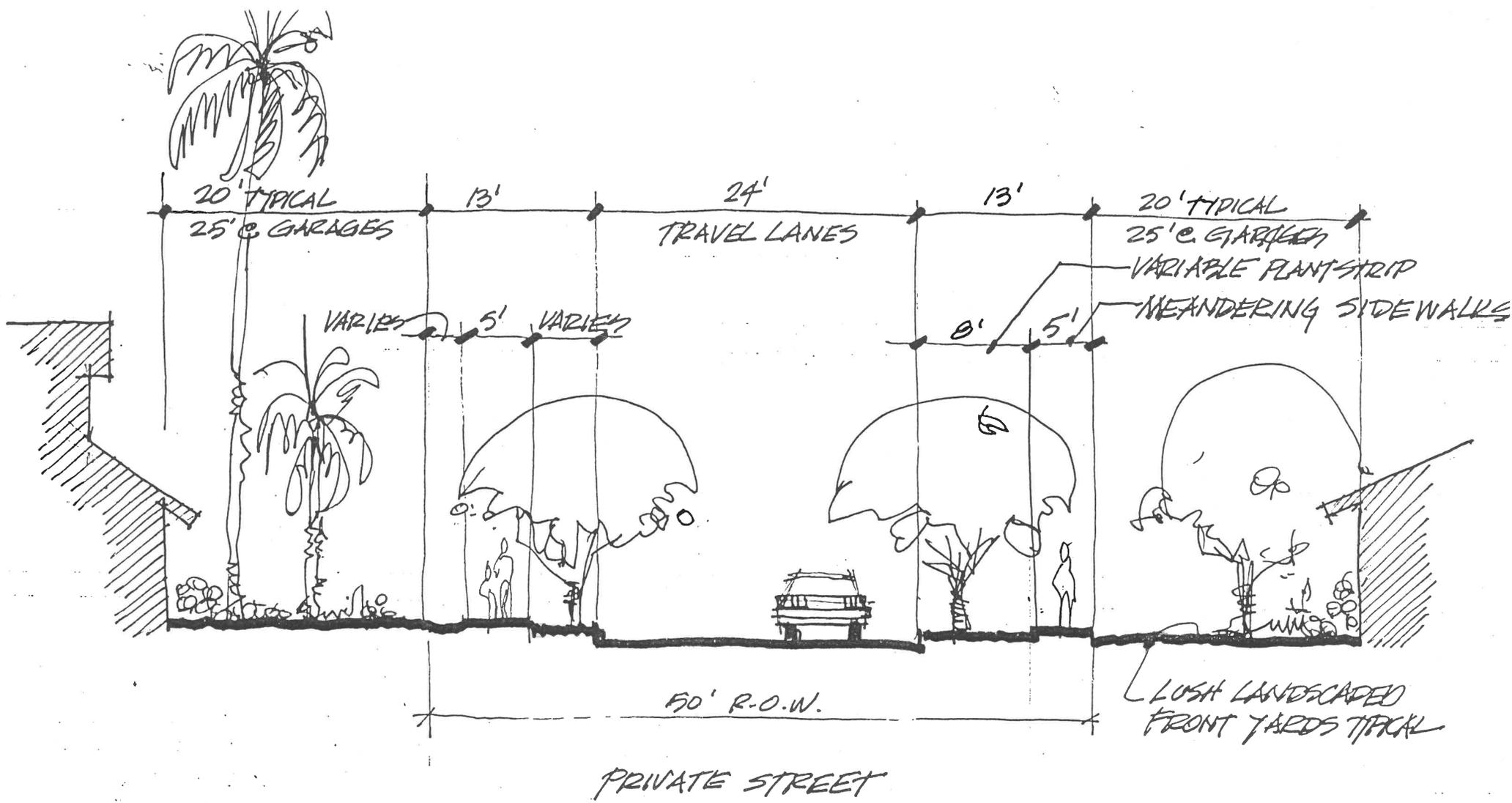


PARALLEL PARKING BAYS

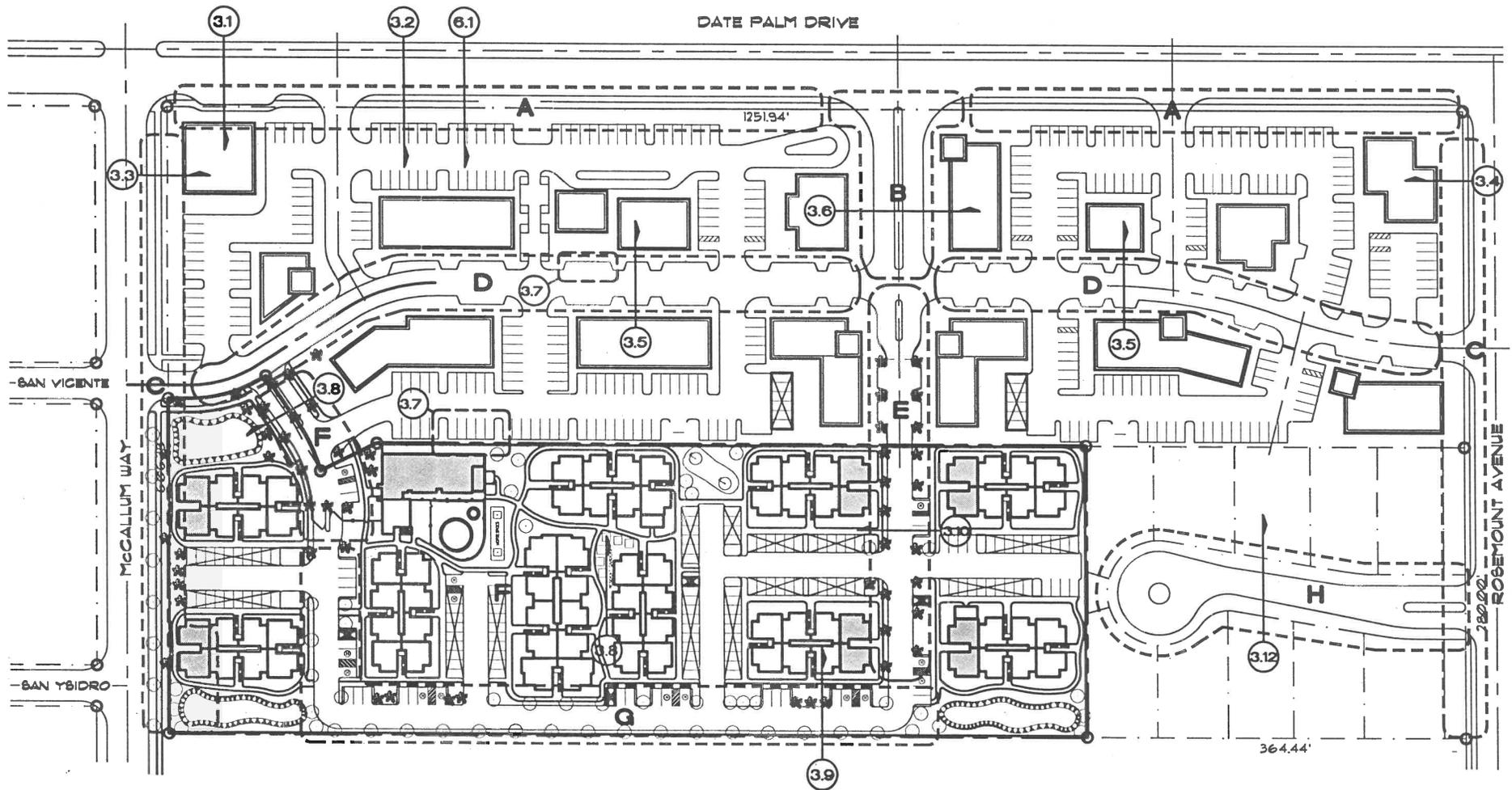


TYPICAL 90° PARKING BAYS

UPTOWN VILLAGE Cathedral City, California		INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 3.10
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	PARKING STALLS
DEPARTMENT OF COMMUNITY DEVELOPMENT		STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SCALE: N.T.S. DATE: 11/6/96



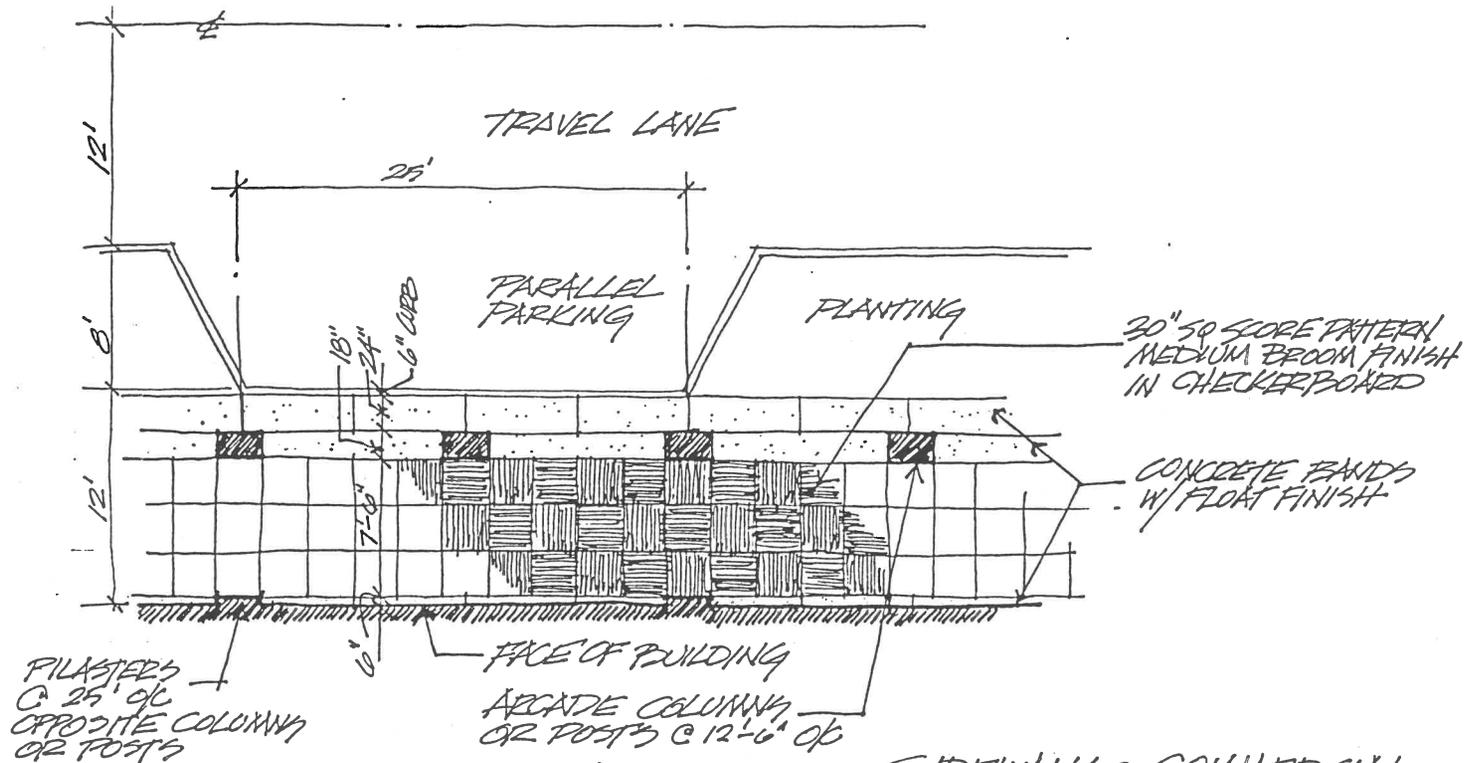
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CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	PRIVATE RESIDENTIAL ROAD
DEPARTMENT OF COMMUNITY DEVELOPMENT			SCALE: NO SCALE	DATE: 07 MAY 1999



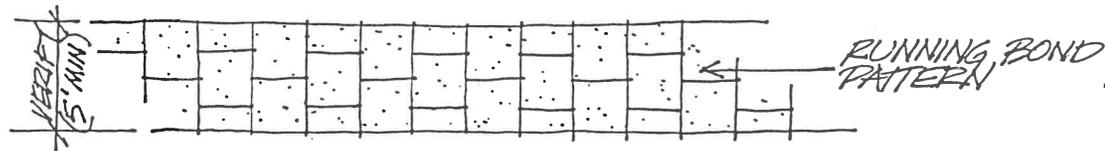
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UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 4
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	LANDSCAPE, STREETSCAPE ZONES
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: NO SCALE DATE: 07 MAY 1999



SIDEWALK @ COMMERCIAL

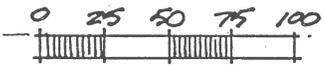
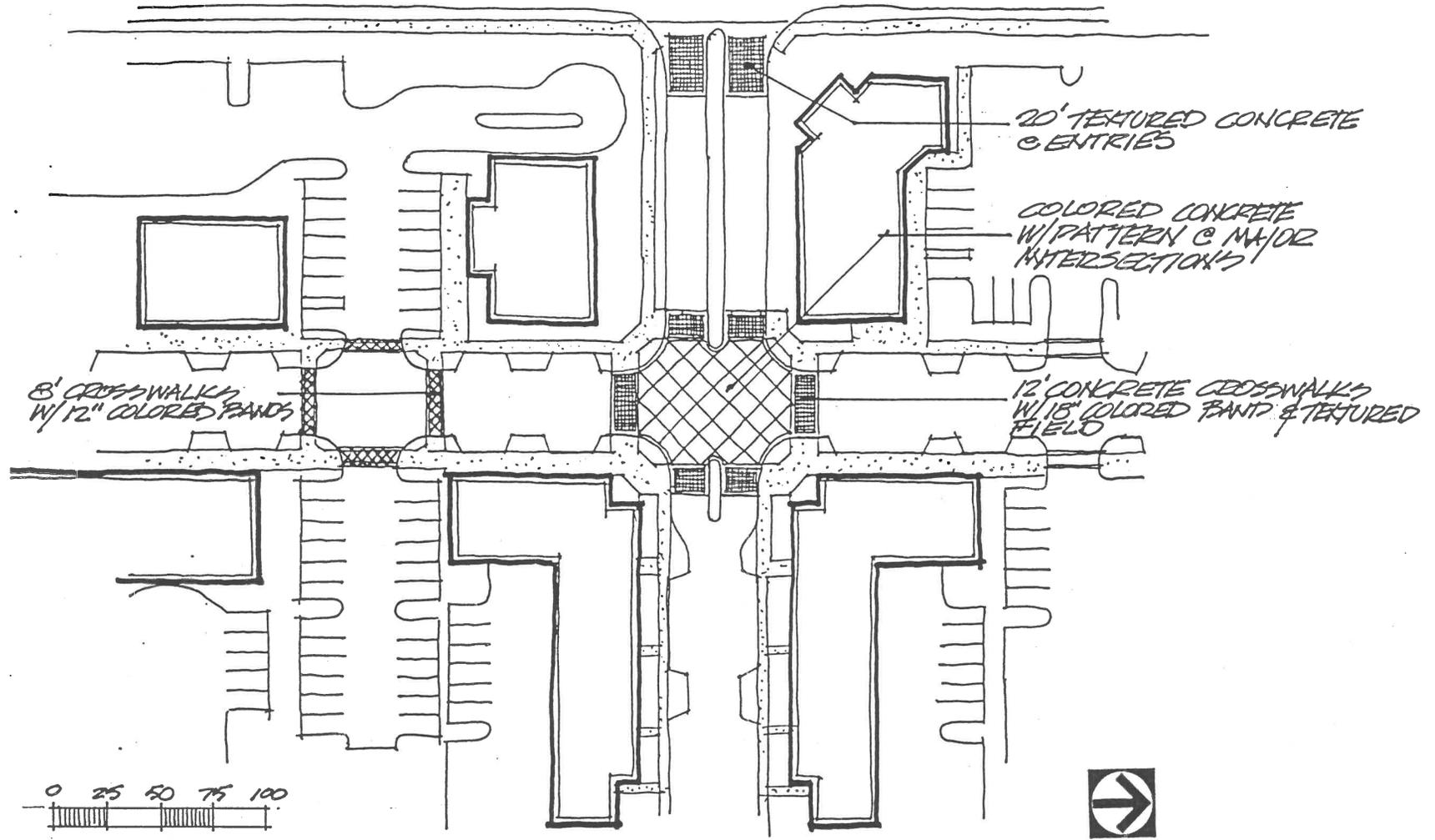


SIDEWALK @ RESIDENTIAL

CONCRETE SIDEWALK PATTERN

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 4.1
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	LANDSCAPE & STREETSCAPE ZONES
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

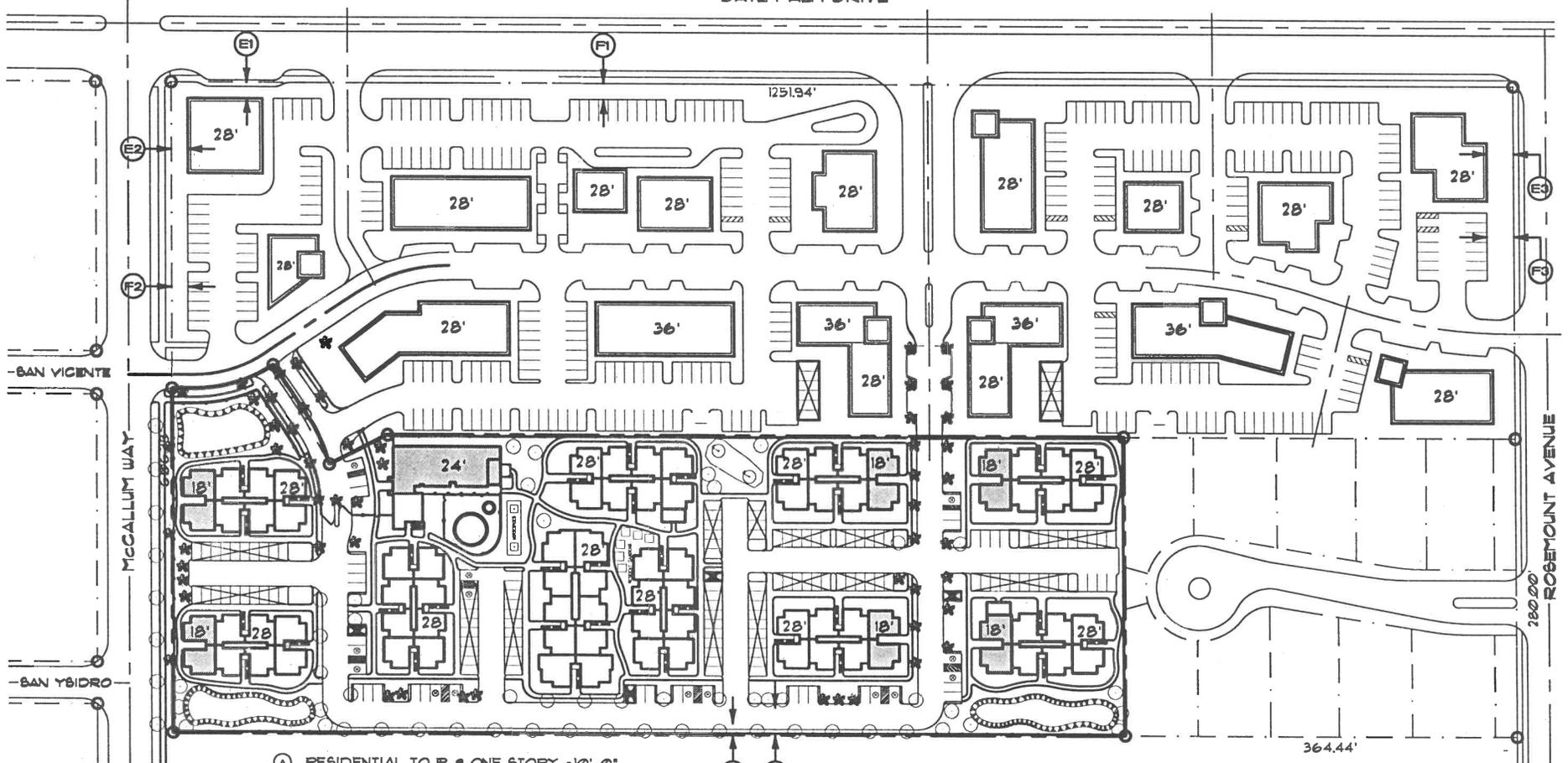
DATE PALM DRIVE



AT ENTRIES AND INTERSECTIONS

<p>UPTOWN VILLAGE</p> <p>Cathedral City, California</p>		<p>INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990</p>	<p>EXHIBIT 4.2</p>
<p>CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396</p>	<p>SPECIFIC PLAN NO. SP No. 96-54</p>	<p>STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798</p>	<p>ENHANCED PAVING</p>
		<p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>SCALE: N.T.S. DATE: 11/6/96</p>

DATE PALM DRIVE

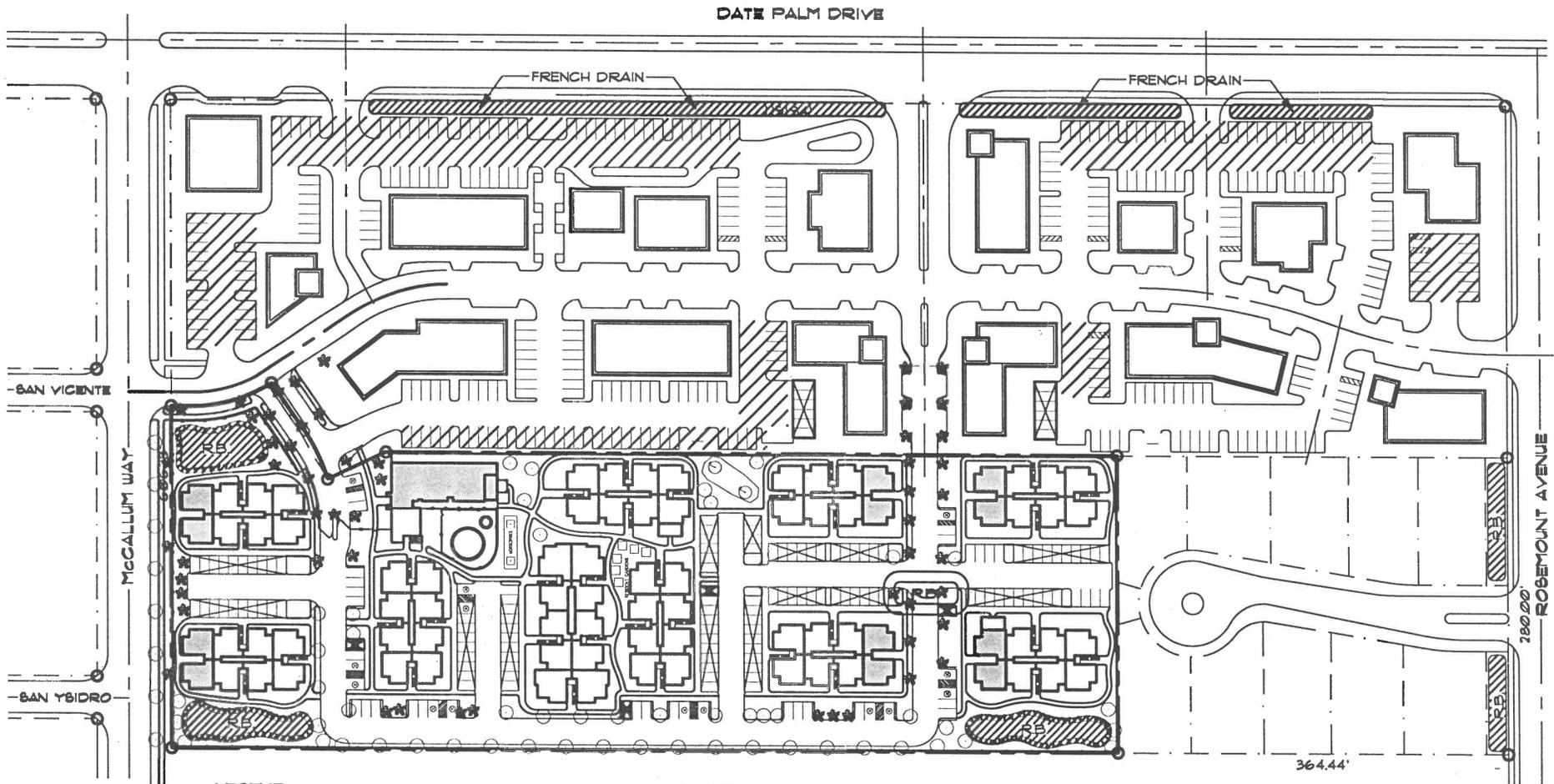


- (A) RESIDENTIAL TO RE • ONE STORY • 10'-0"
- (B) RESIDENTIAL TO RE • TWO STORY • 25'-0"
- (E) COMMERCIAL (DATE PALM DR.) • 20'-0"
- (E2) COMMERCIAL (McCALLUM WAY) • 15'-0"
- (E3) COMMERCIAL (ROSEMOUNT AVE.) • 15'-0"
- (F) PARKING (DATE PALM DR.) • 15'-0"
- (F2) PARKING (McCALLUM WAY) • 10'-0"
- (F3) PARKING (ROSEMOUNT AVE.) • 10'-0"

0 50 100 150



UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 5
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SETBACKS, BUILDING HEIGHTS
		DEPARTMENT OF COMMUNITY DEVELOPMENT	SCALE: NO SCALE	DATE: 07 MAY 1999



LEGEND

-  RETENTION FOR 10 YEAR STORM
-  6" RETENTION FOR 100 YEAR STORM

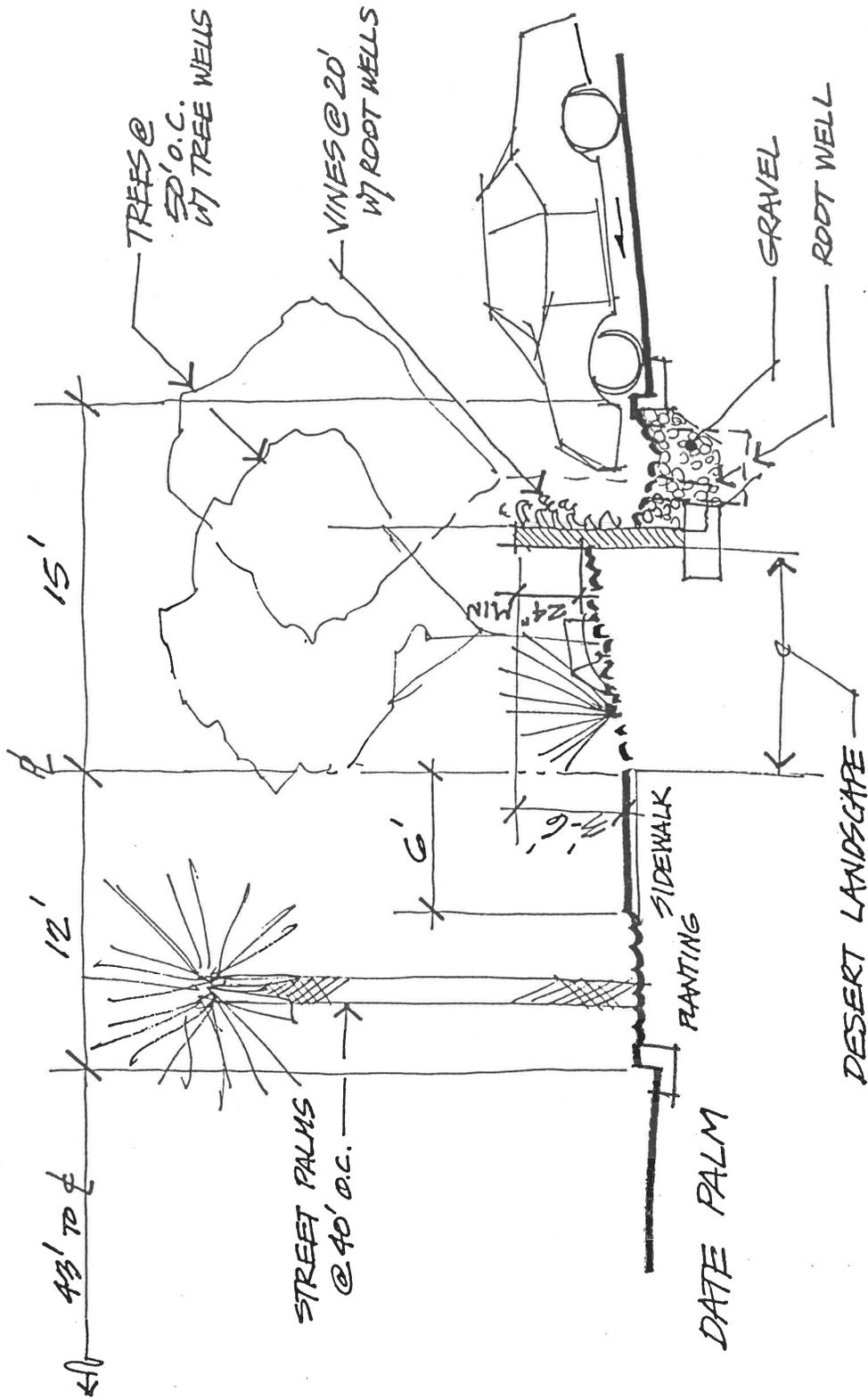
NOTE

THE RETENTION BASINS ARE REPRESENTATIONAL.
THE EXACT SHAPE AND DEPTH WILL BE CALCULATED
BY A CIVIL ENGINEER.

0 50 100 150

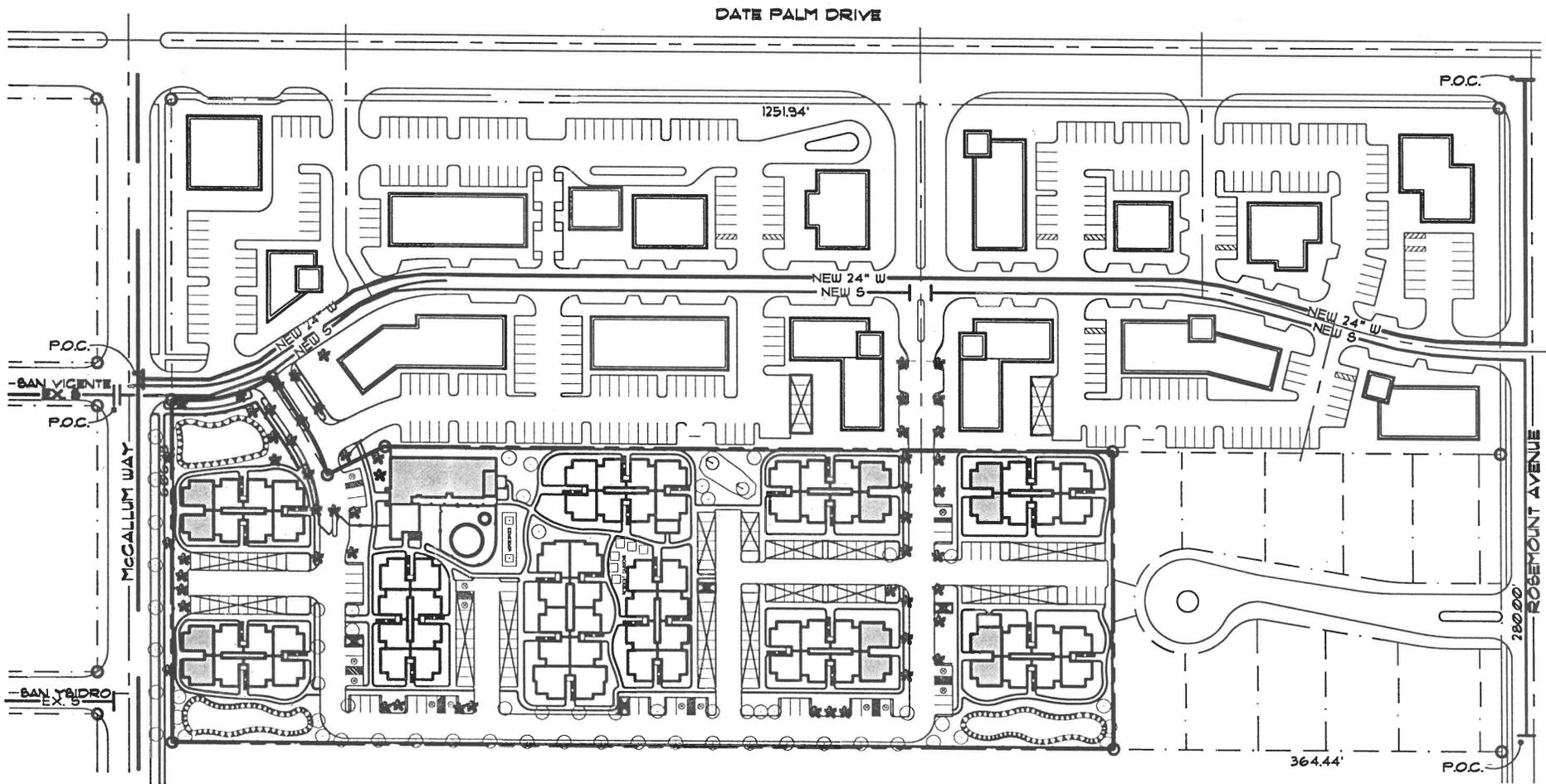


UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 6
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	DRAINAGE AND RETENTION
DEPARTMENT OF COMMUNITY DEVELOPMENT			SCALE: NO SCALE	DATE: 07 MAY 1999



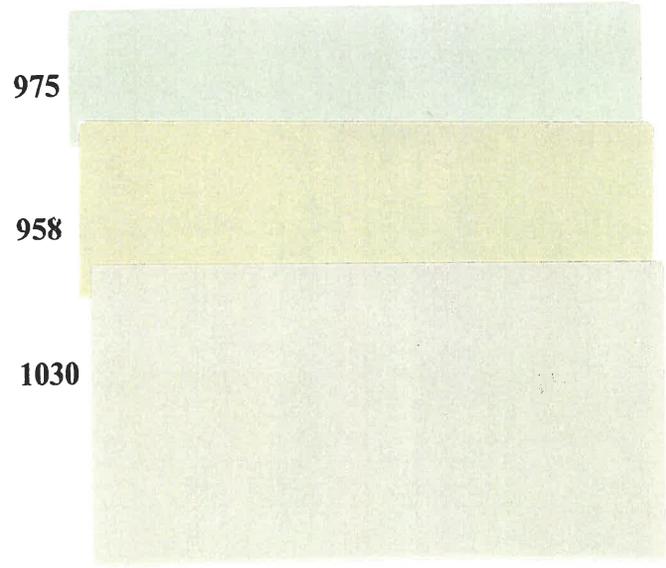
SITE SECTION AT DATE PALM DRIVE

<p>UPTOWN VILLAGE</p>	<p>Cathedral City, California</p>	<p>EXHIBIT 6.1</p>
<p>CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396</p>	<p>INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990</p>	<p>DRAINAGE & RETENTION</p>
<p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798</p>	<p>SCALE: N.T.S. DATE: 11/6/96</p>

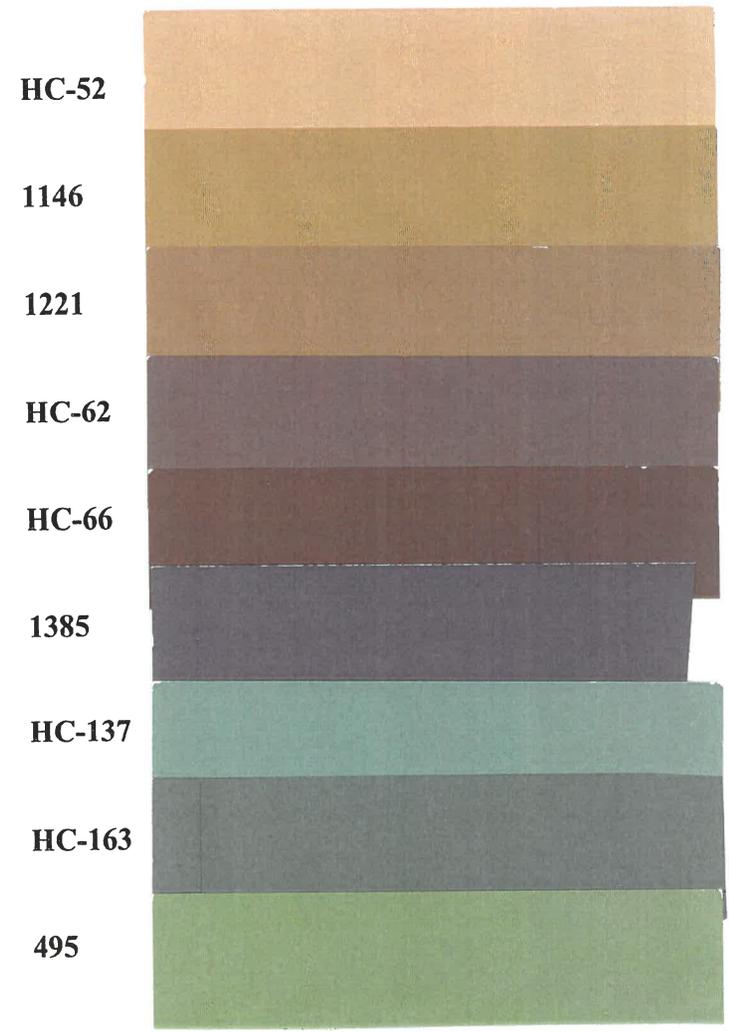


UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 7
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	UTILITIES
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: NO SCALE
				DATE: 07 MAY 1999

NEUTRALS



ACCENTS



All numbers refer to colors from Benjamin Moore Paints.

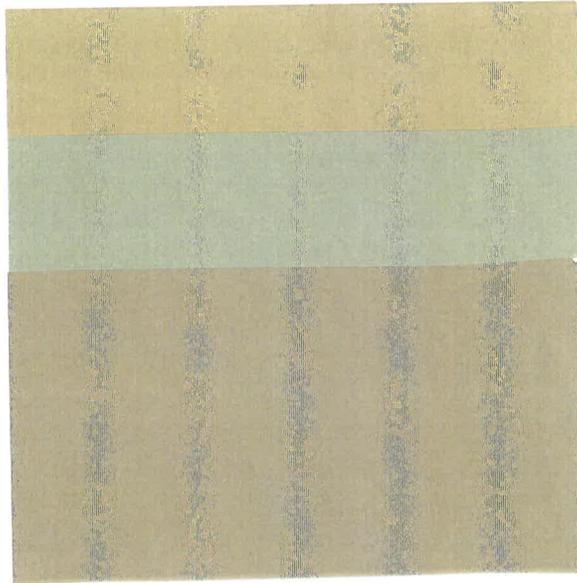
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.1a
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	COLOR PALETTE
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

RESIDENTIAL BASE (BUILDING)

1102

243

1130



COMMERCIAL BASE (BUILDING)

1077

244

HC-17

HC-8

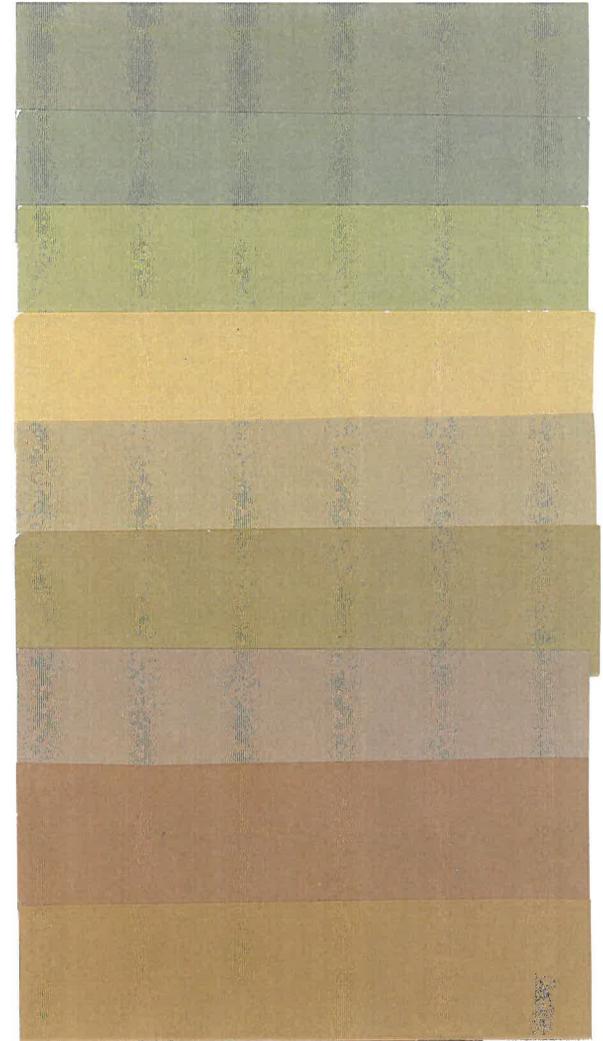
HC-42

HC-41

1168

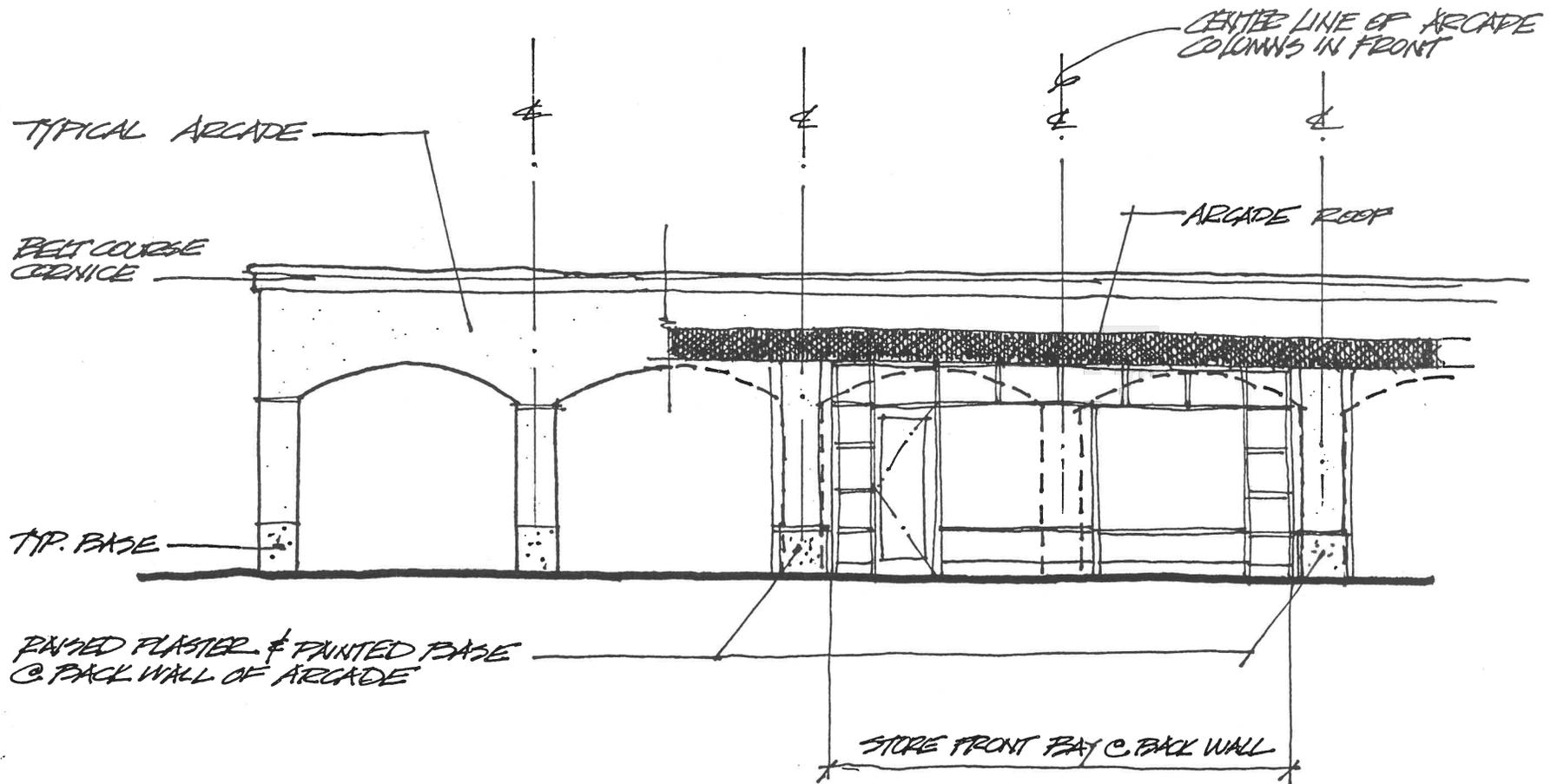
1217

1147

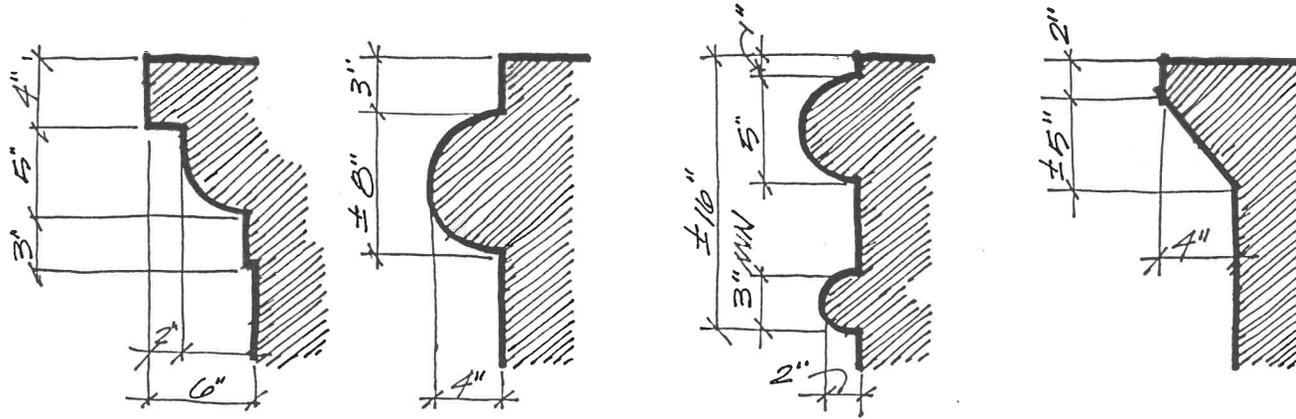


All numbers refer to colors of Benjamin Moore Paints.

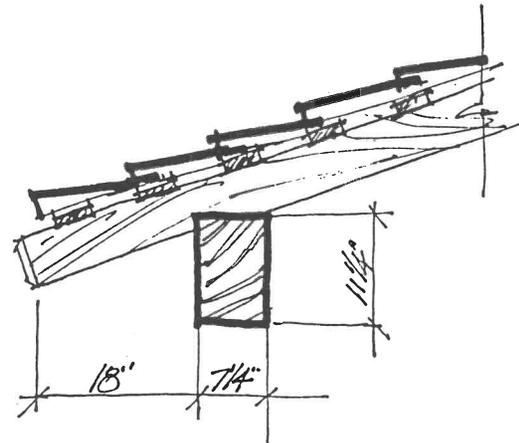
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.1b
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	COLOR PALETTE
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.2
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STOREFRONT BAY
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

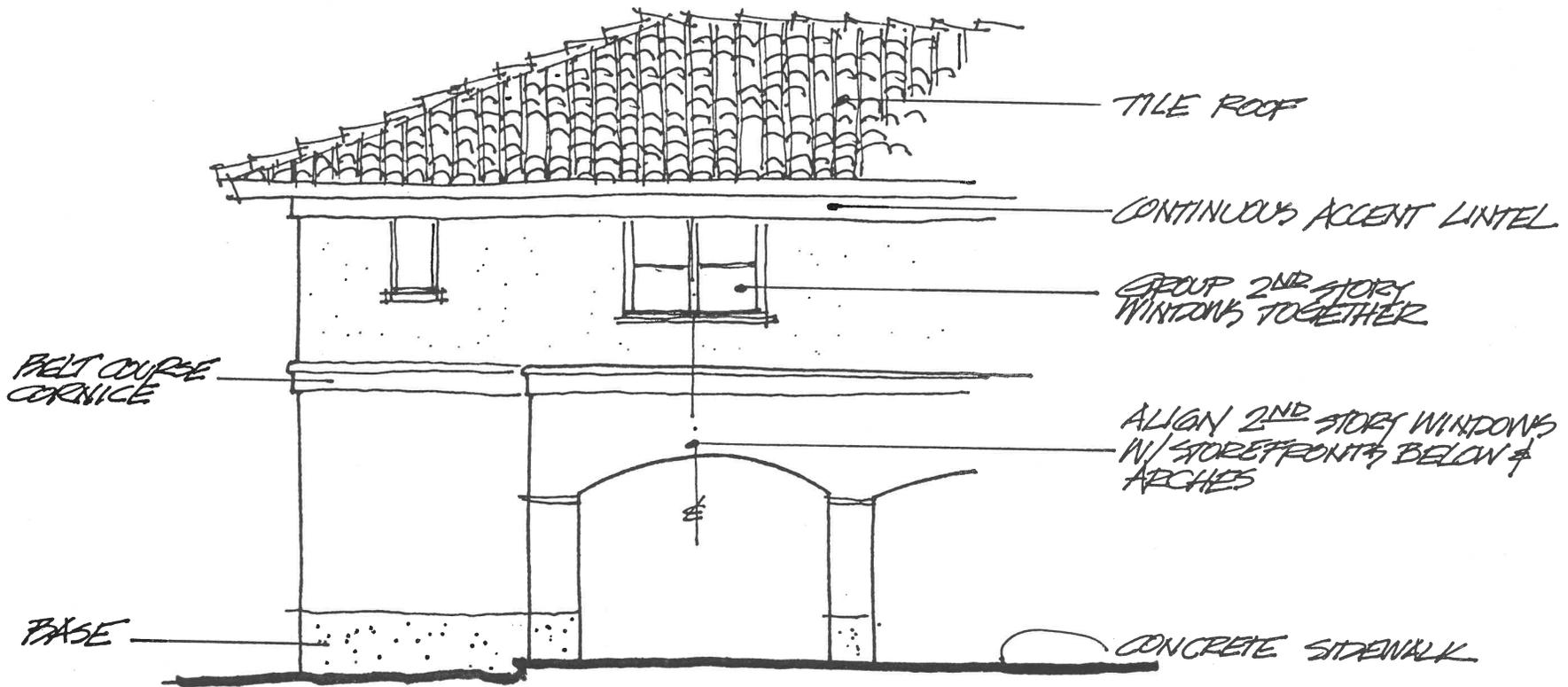


OPTIONAL CORNICE DETAILS

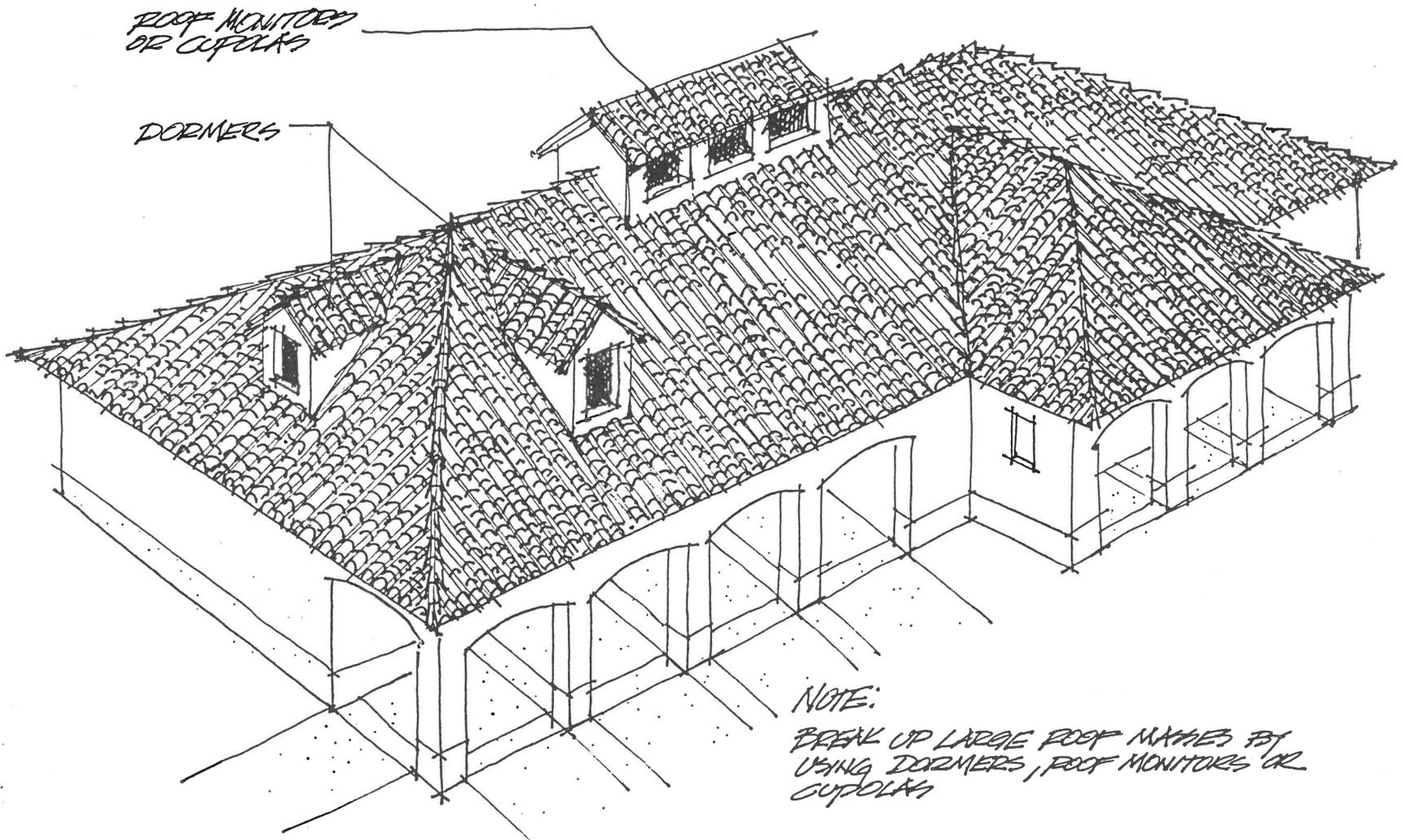


EAVE & TILE ROOF

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.3
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	TOP OF WALL TREATMENT
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.4
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	TWO STORY ELEVATION
DEPARTMENT OF COMMUNITY DEVELOPMENT			SCALE: N.T.S.	DATE: 11/6/96

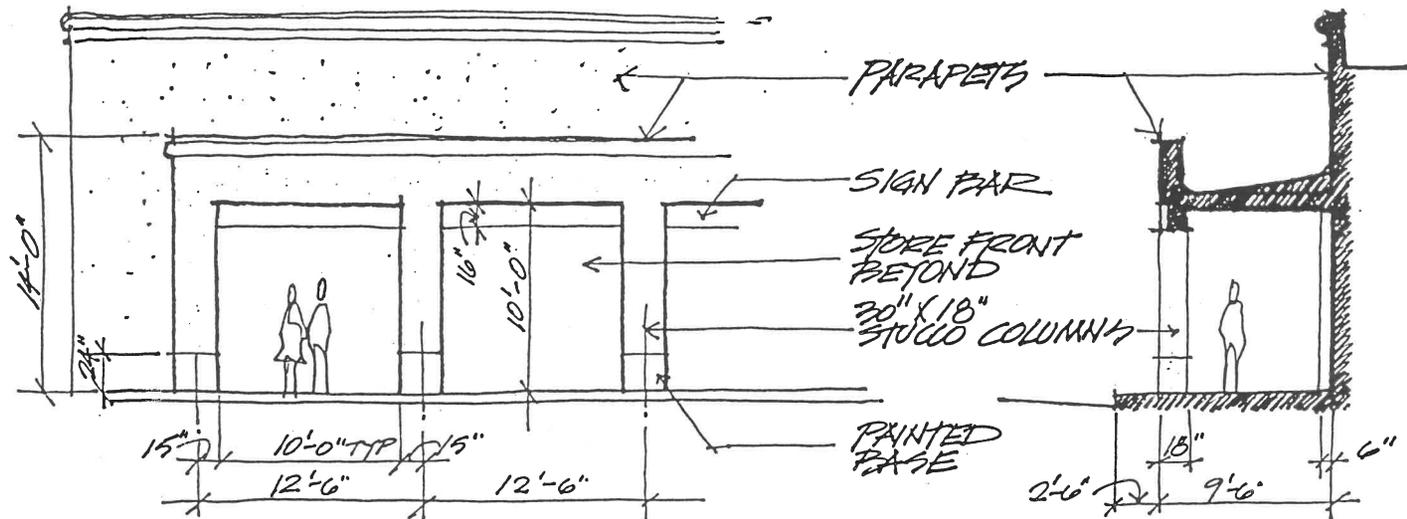


ROOF MONITORS
OR CUPOLAS

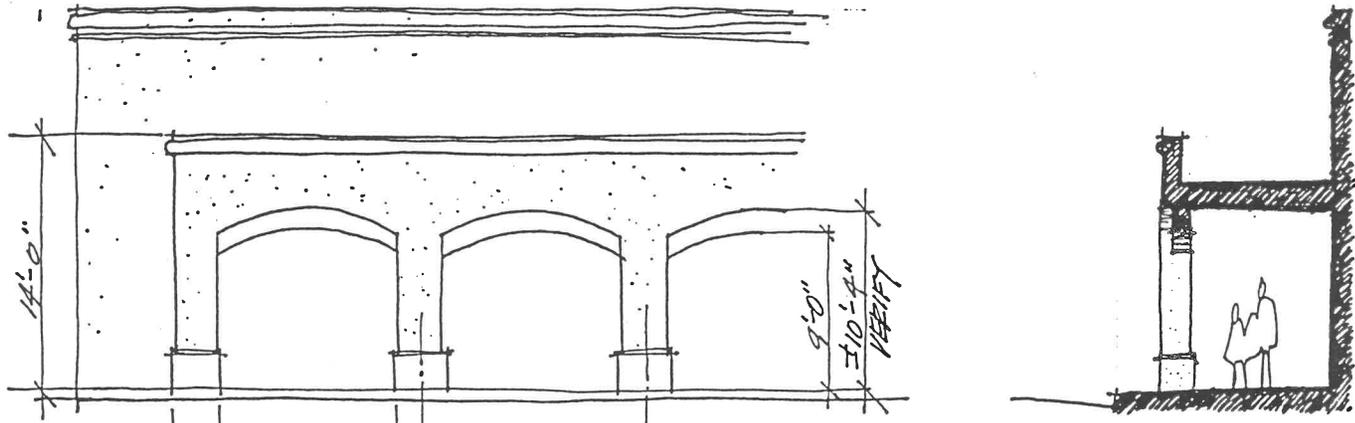
DORMERS

NOTE:
BREAK UP LARGE ROOF MASSES BY
USING DORMERS, ROOF MONITORS OR
CUPOLAS

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.5
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	LARGE BUILDING ROOF
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

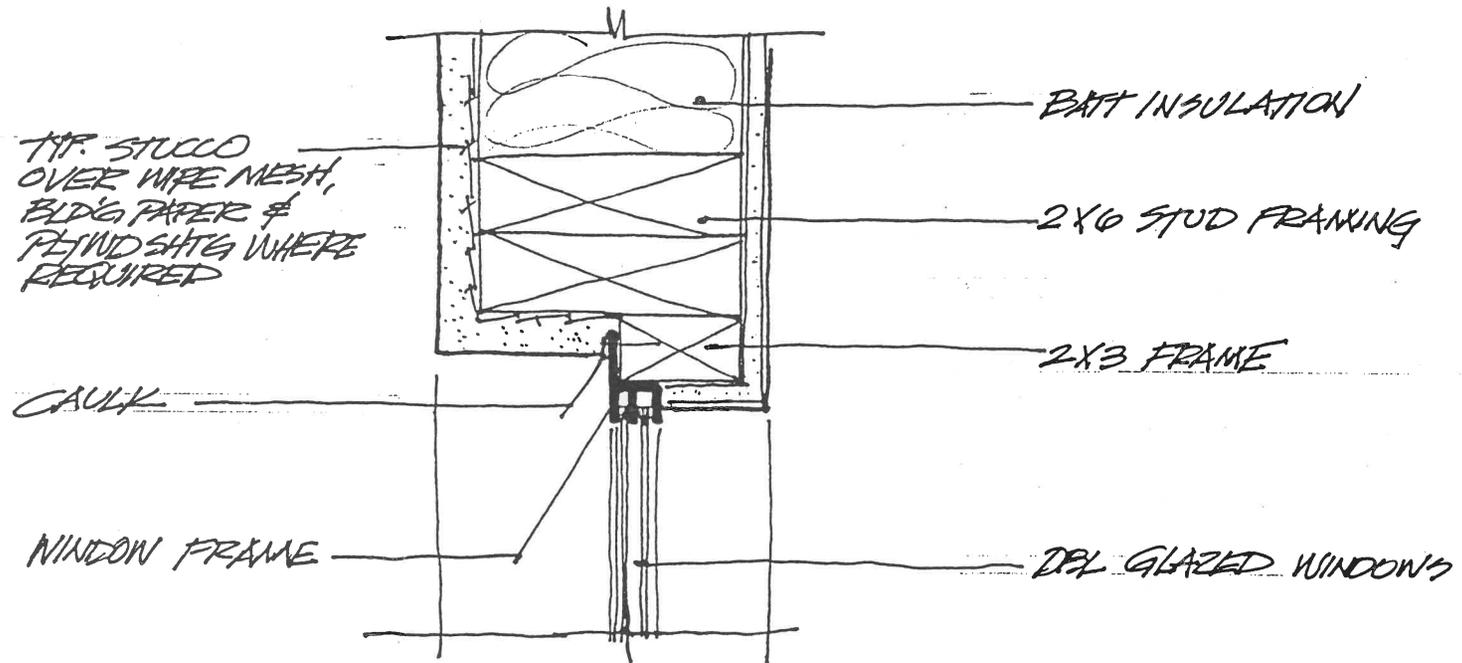


SQUARE ARCADE

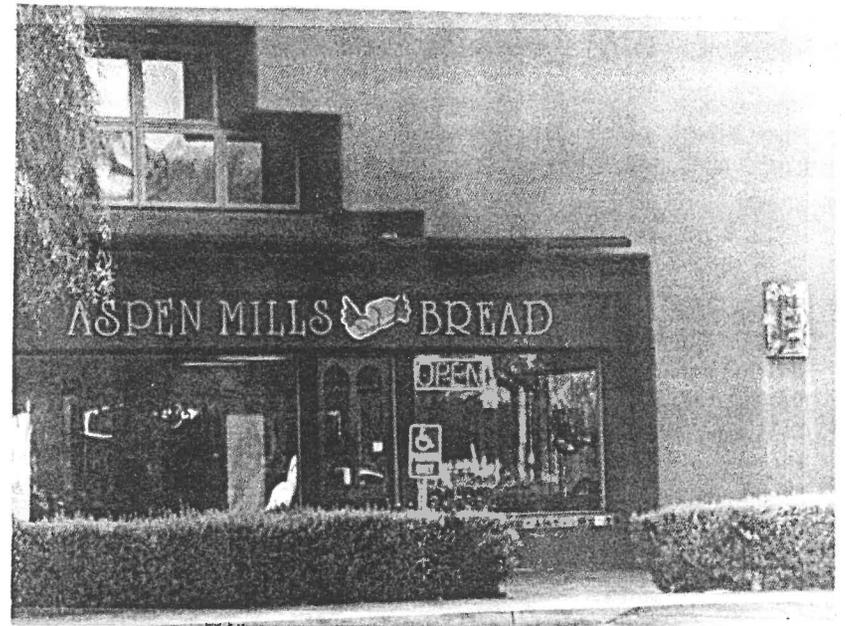
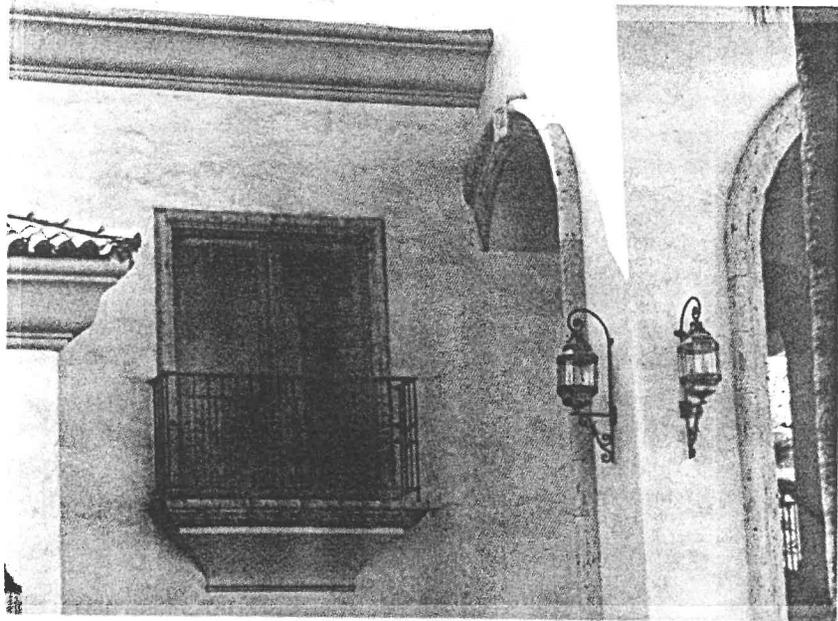


FLAT ARCH ARCADE

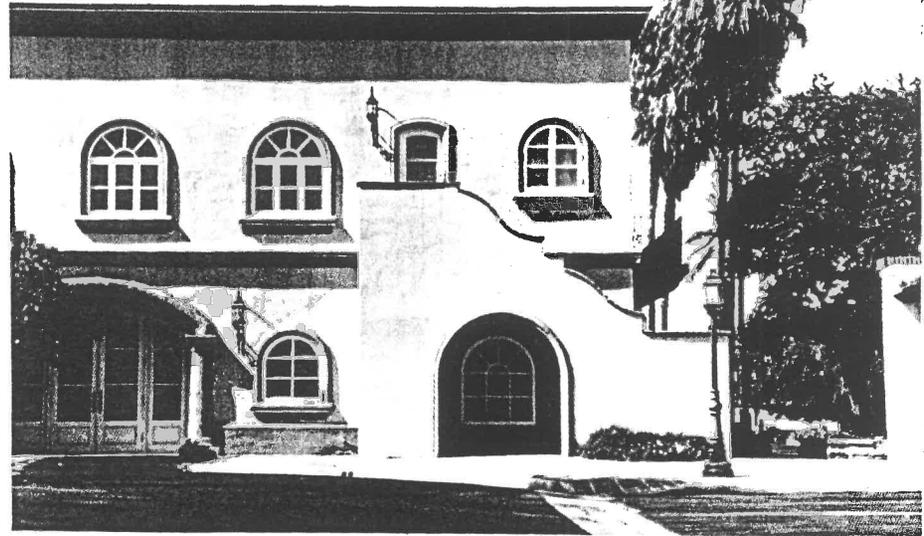
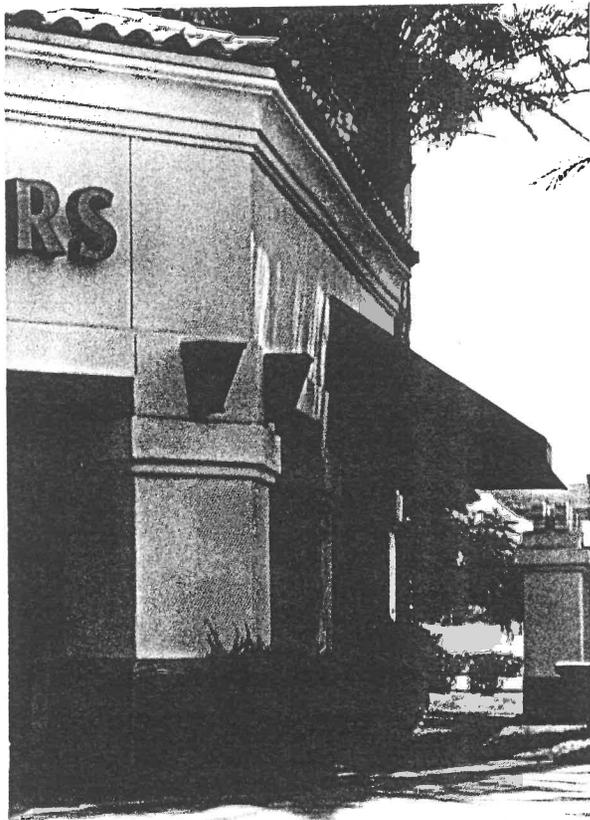
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.6b
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	ARCADE
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



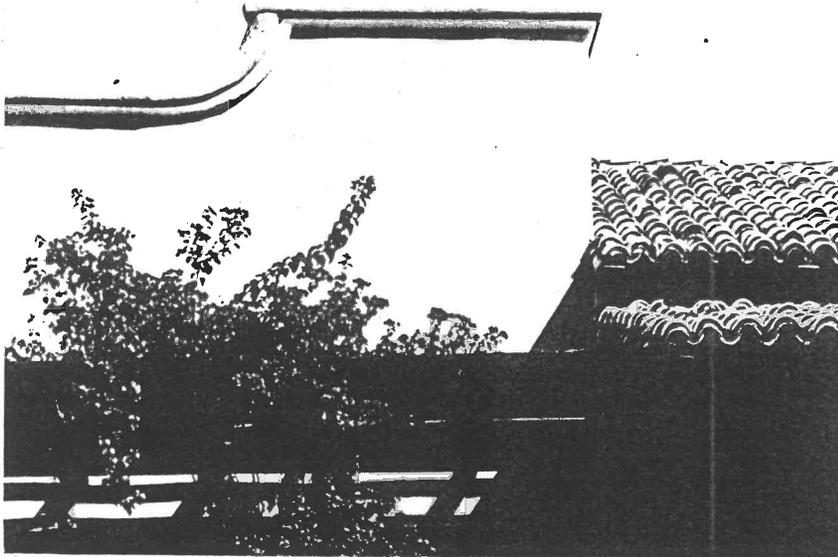
UPTOWN VILLAGE		Cathedral City, California		INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990		EXHIBIT 8.7	
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54		STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798		RECESSED WINDOW DETAIL	
		DEPARTMENT OF COMMUNITY DEVELOPMENT				SCALE: N.T.S.	
						DATE: 11/6/96	



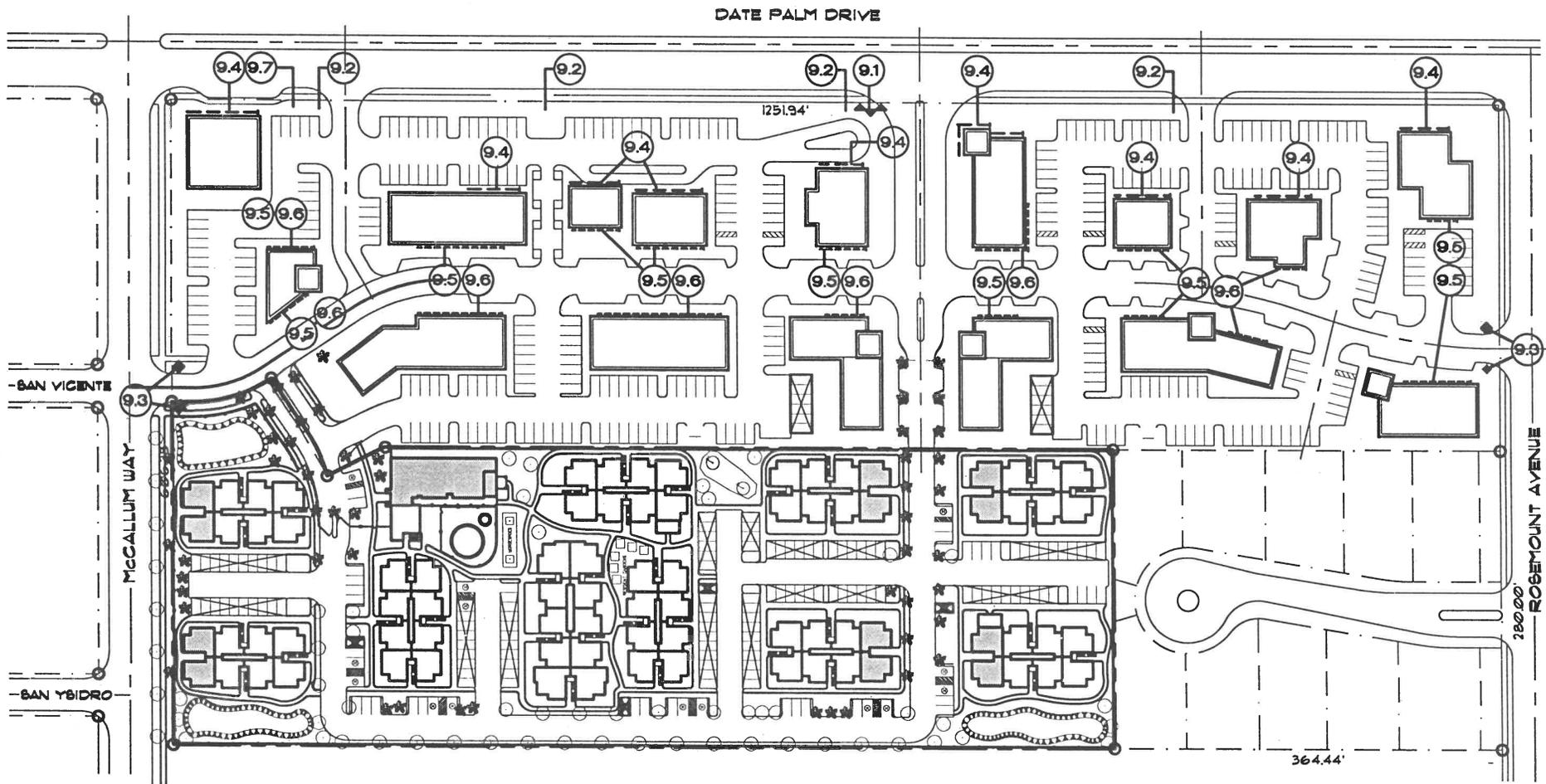
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.8a
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	EXISTING BUILDINGS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.8b
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	EXISTING BUILDINGS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



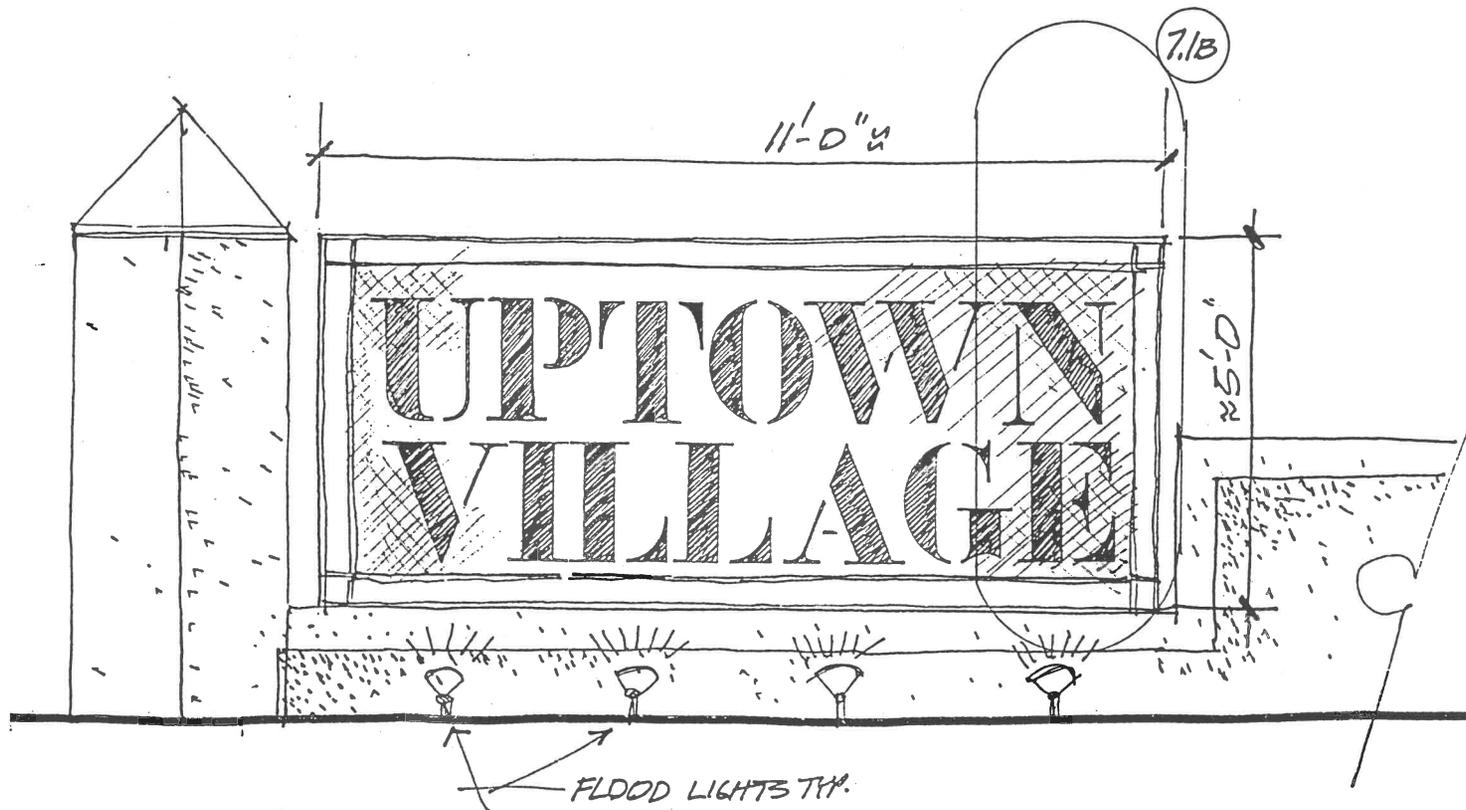
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 8.8c
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	EXISTING BUILDINGS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



0 50 100 150



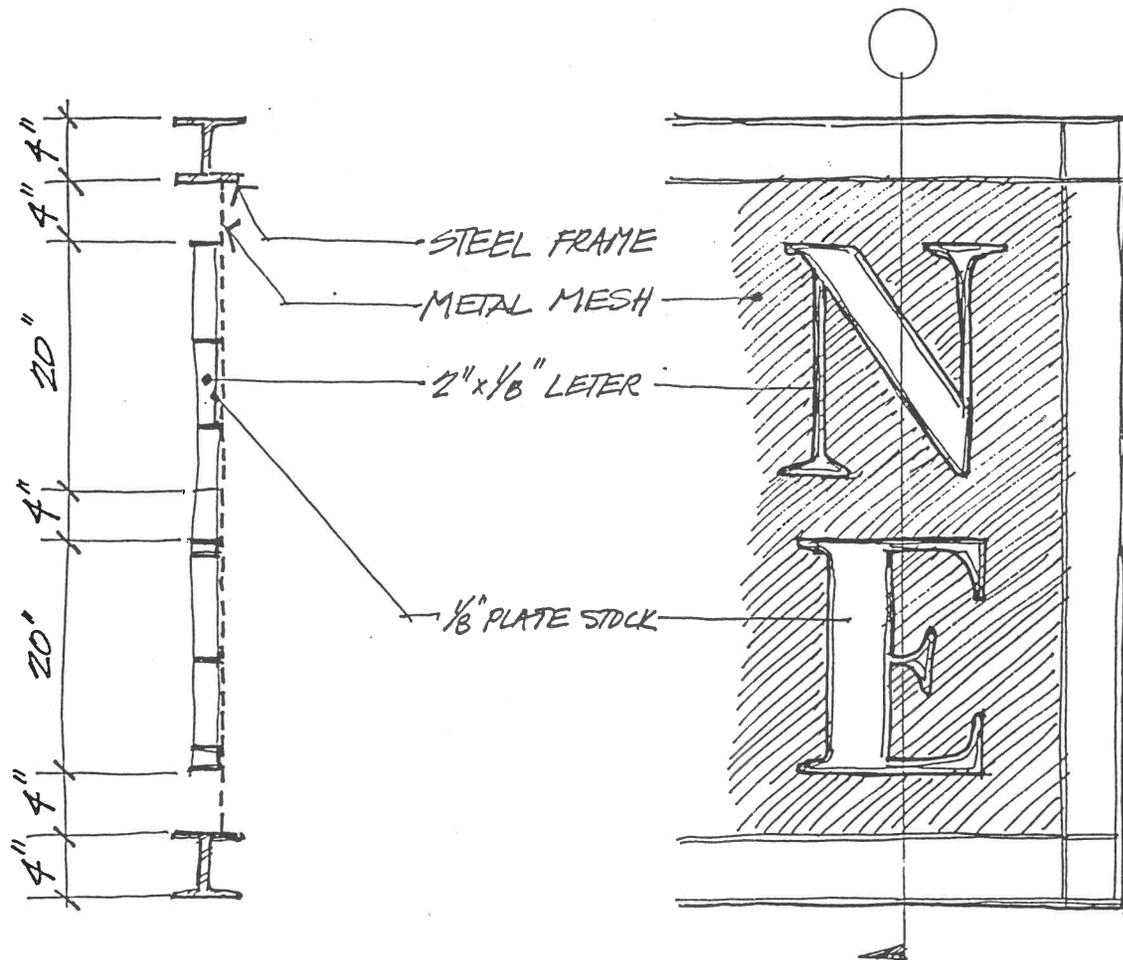
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE, WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: NO SCALE DATE: 07 MAY 1999



MAIN ENTRY SIGN

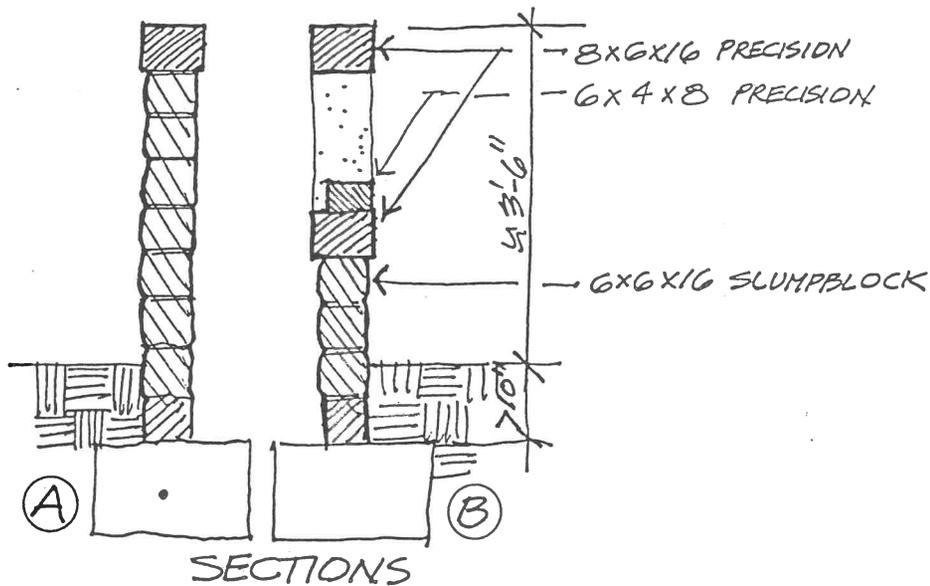
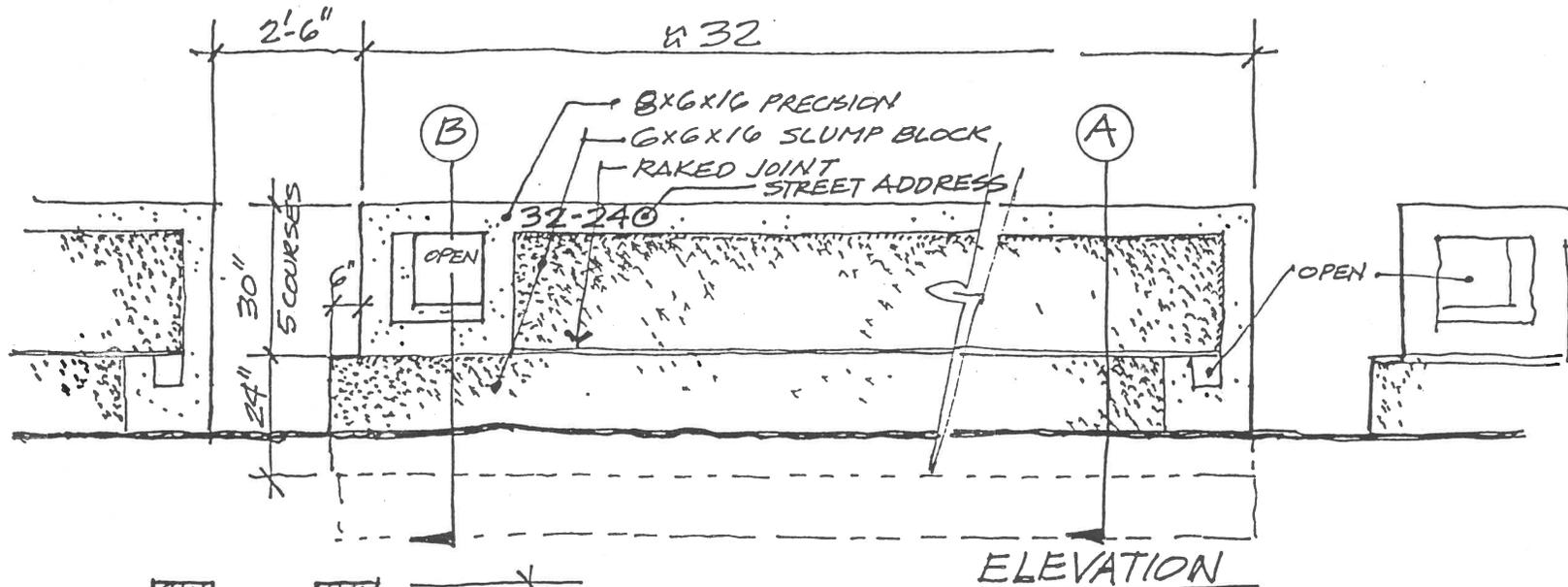
MAIN ENTRY SIGN AT UPTOWN VILLAGE COURT

<p>UPTOWN VILLAGE</p> <p>Cathedral City, California</p>		<p>INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990</p>	<p>EXHIBIT 9.1a</p>
<p>CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396</p>	<p>SPECIFIC PLAN NO. SP No. 96-54</p>	<p>STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798</p>	<p>SIGNAGE & WALLS</p>
	<p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p>	<p>SCALE: N.T.S.</p> <p>DATE: 11/6/96</p>	



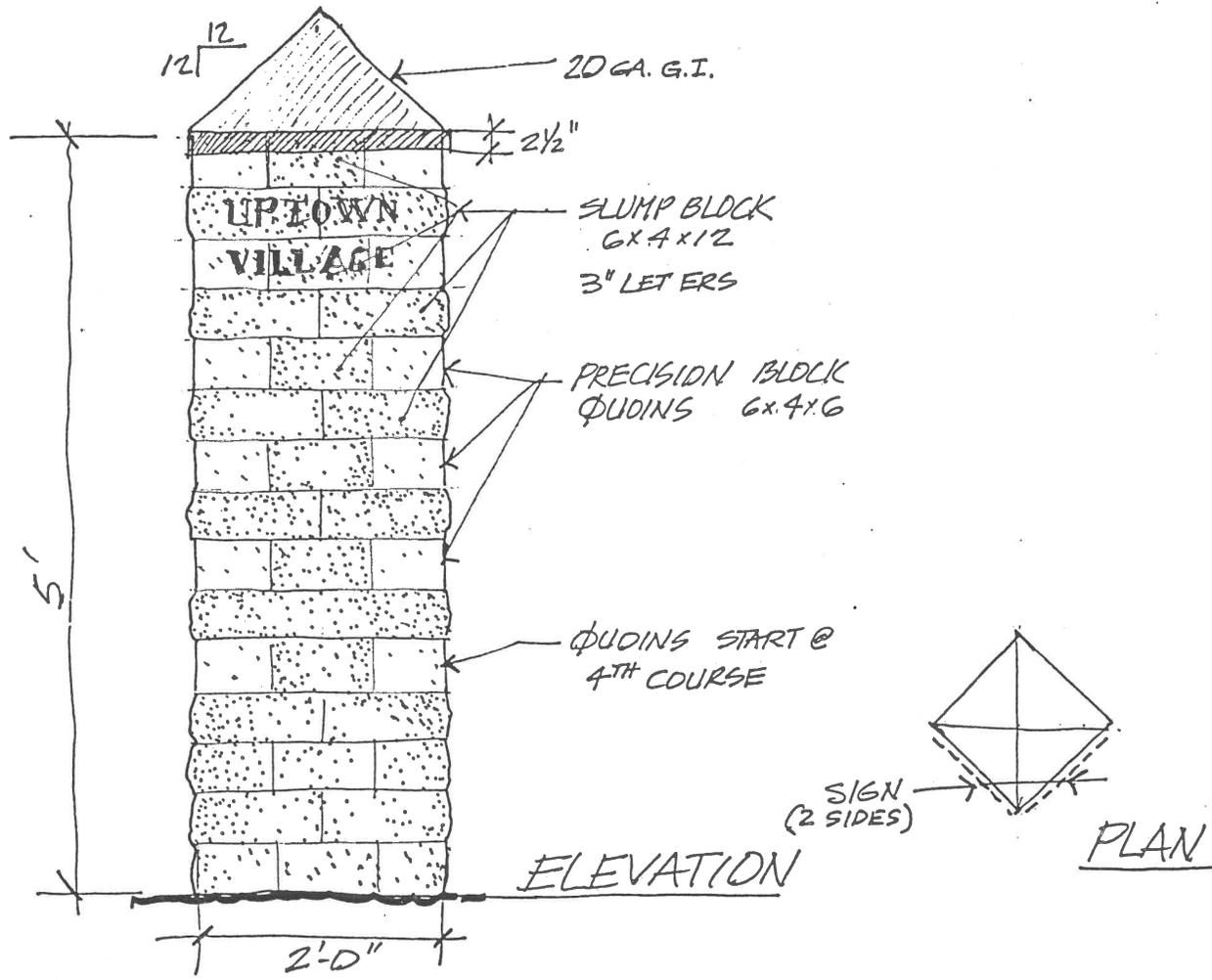
DETAIL OF MAIN ENTRY SIGN AT UPTOWN VILLAGE COURT

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.1b
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE & WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



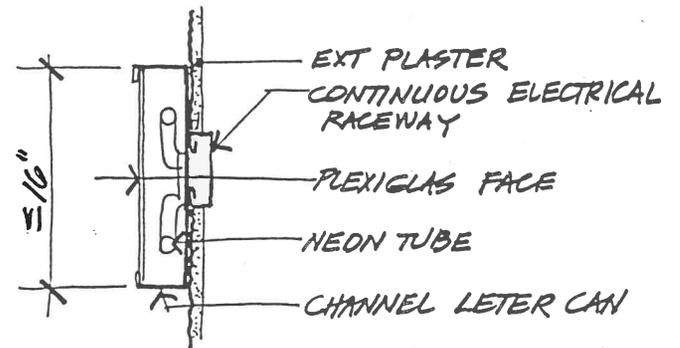
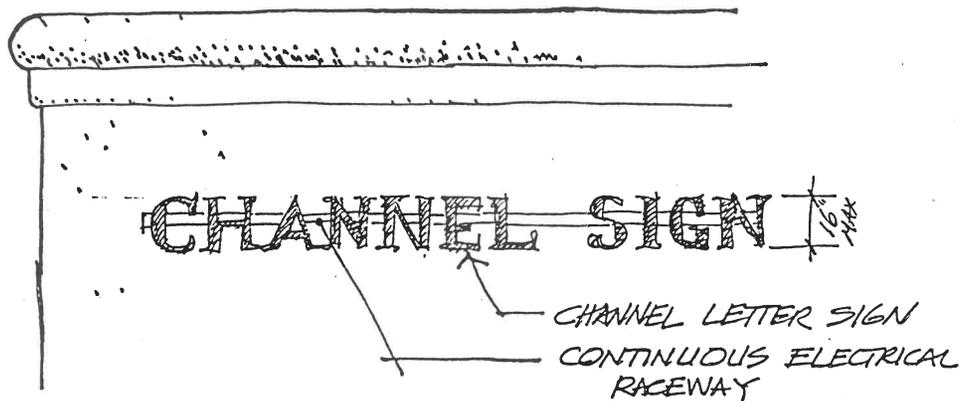
PROPERTY LINE WALL AND ADDRESS SIGN ON DATE PALM DRIVE

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.2
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE & WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



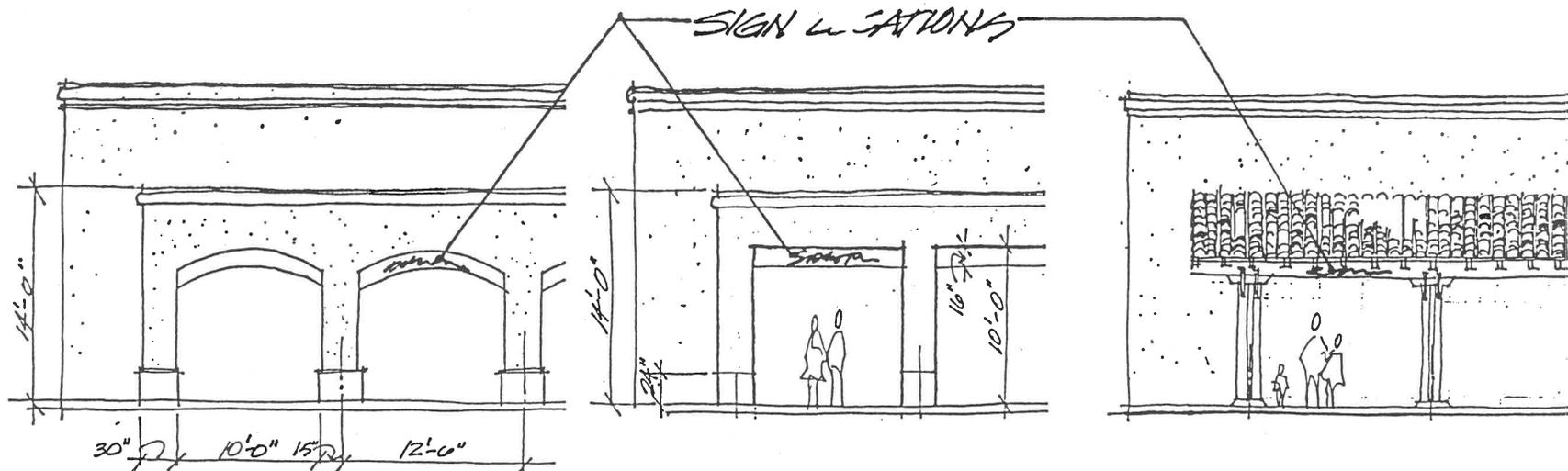
ADDRESS PROJECT SIGN ON MASONRY MONUMENTS AT McCALLUM AND ROSEMOUNT

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.3
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE & WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



CHANNEL LETTER TENANT SIGN

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.4
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE & WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

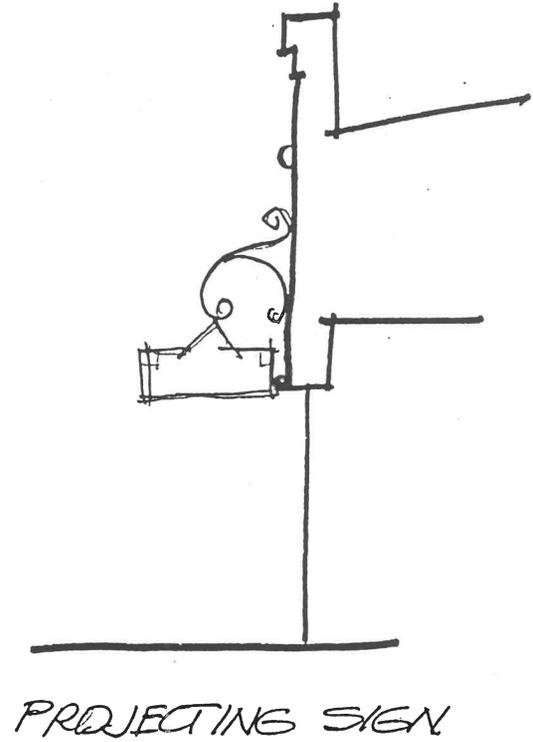
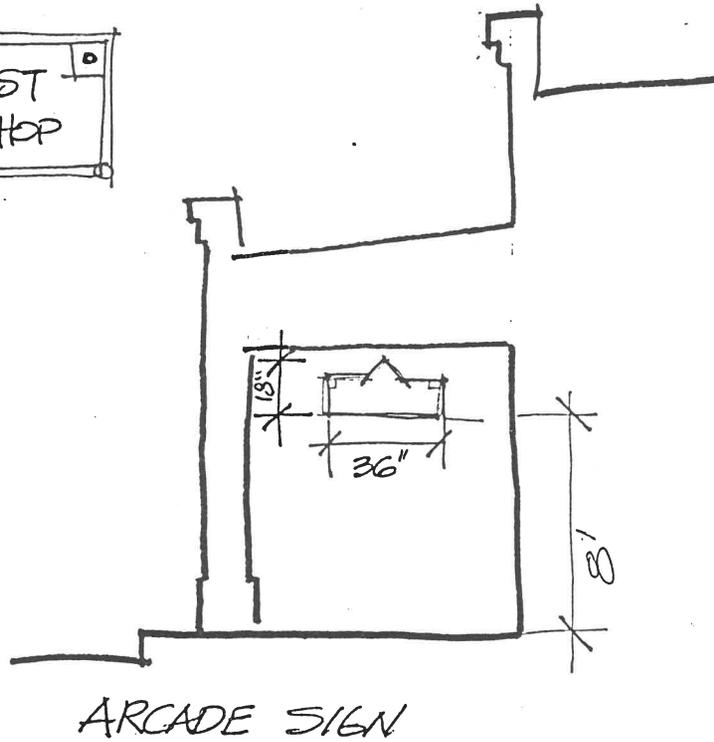


NEON SCRIPT
SIGNS



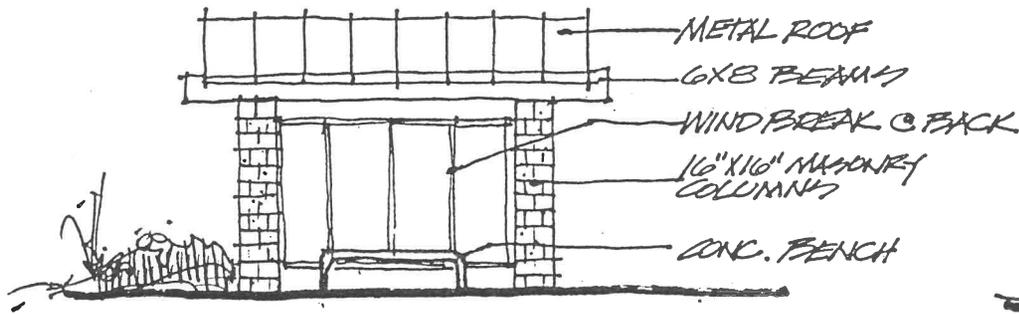
NEON SCRIPT TENANT SIGN

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.5
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE & WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

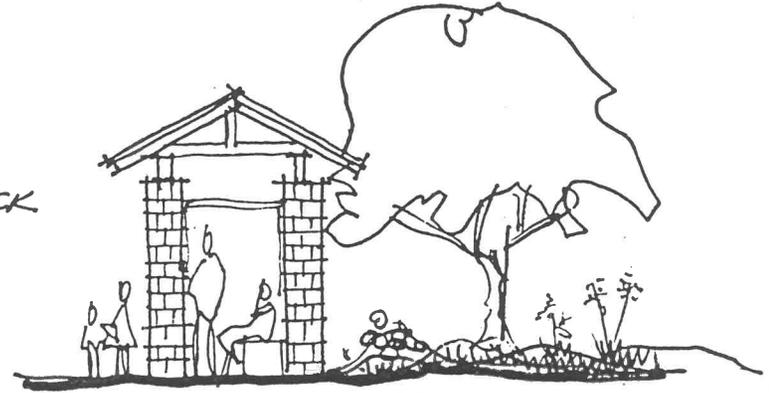


PROJECTING OR ARCADE PEDESTRIAN SIGN

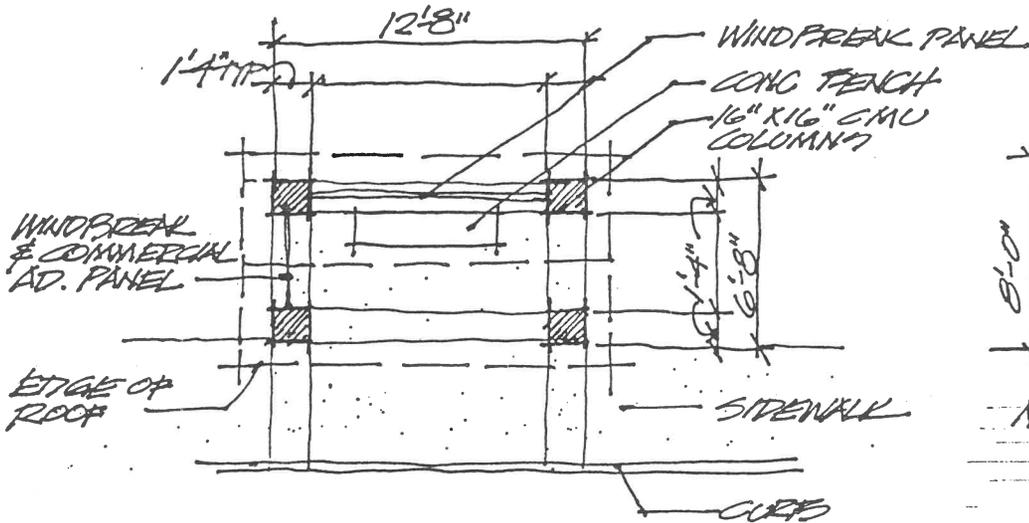
UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.6
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	SIGNAGE & WALLS
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



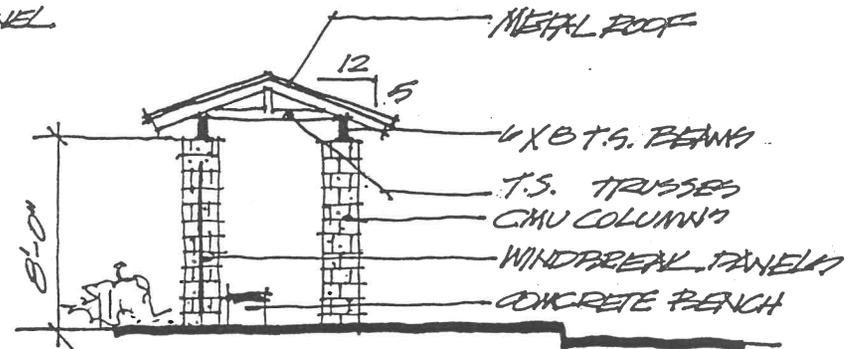
FRONT ELEVATION



SIDE ELEVATION



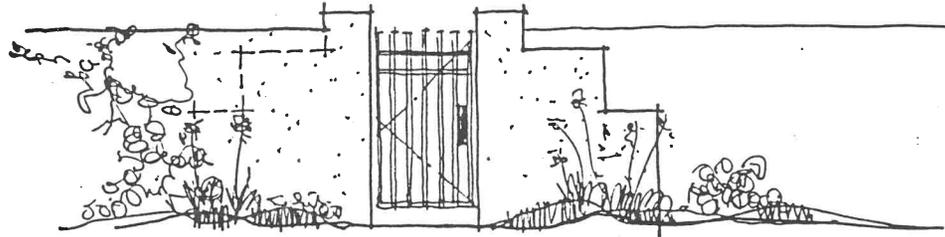
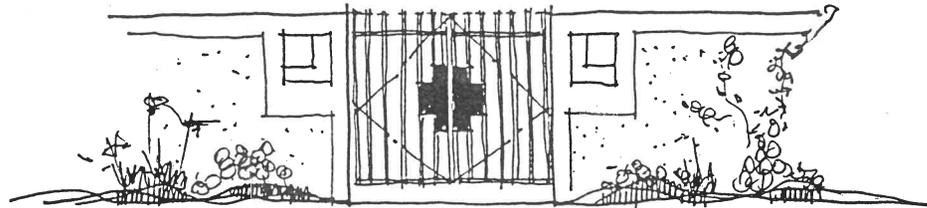
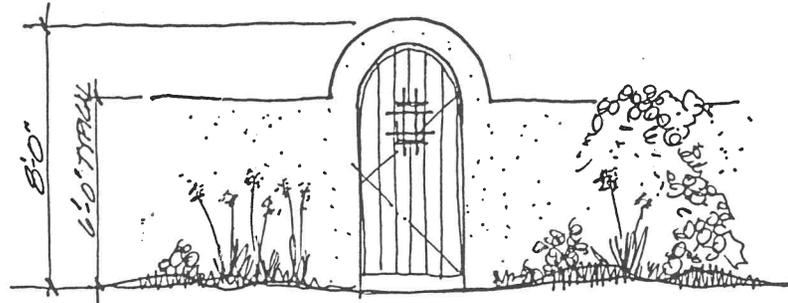
PLAN VIEW



NOTE: COLUMN BLOCK PATTERN
SIMILAR TO EXHIBIT 9.3

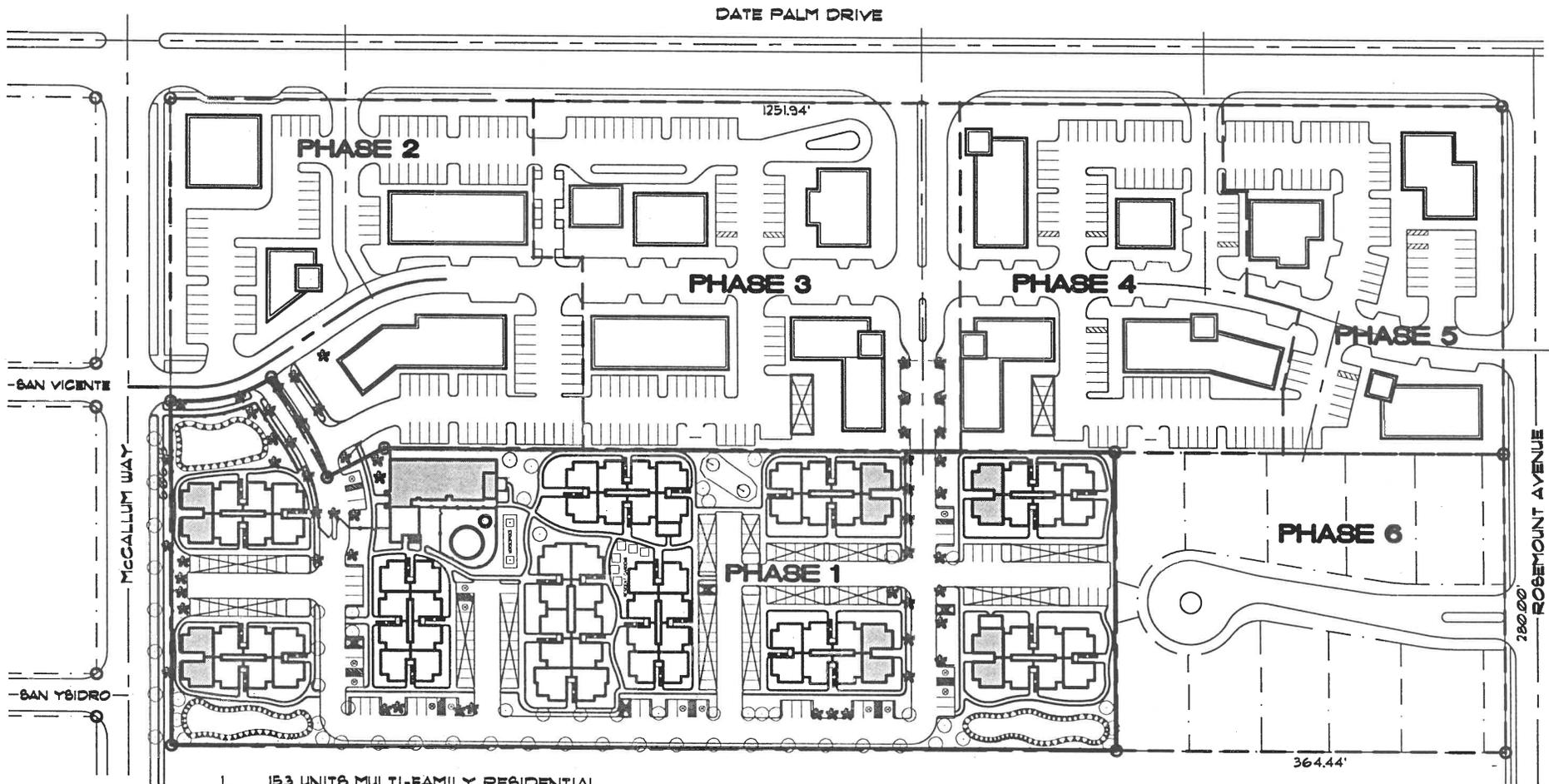
SECTION

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT. 9.7
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	BUS SHELTER
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96



AT PROPERTY LINE WALLS

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 9.8
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	PEDESTRIAN GATES
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S.
				DATE: 11/6/96

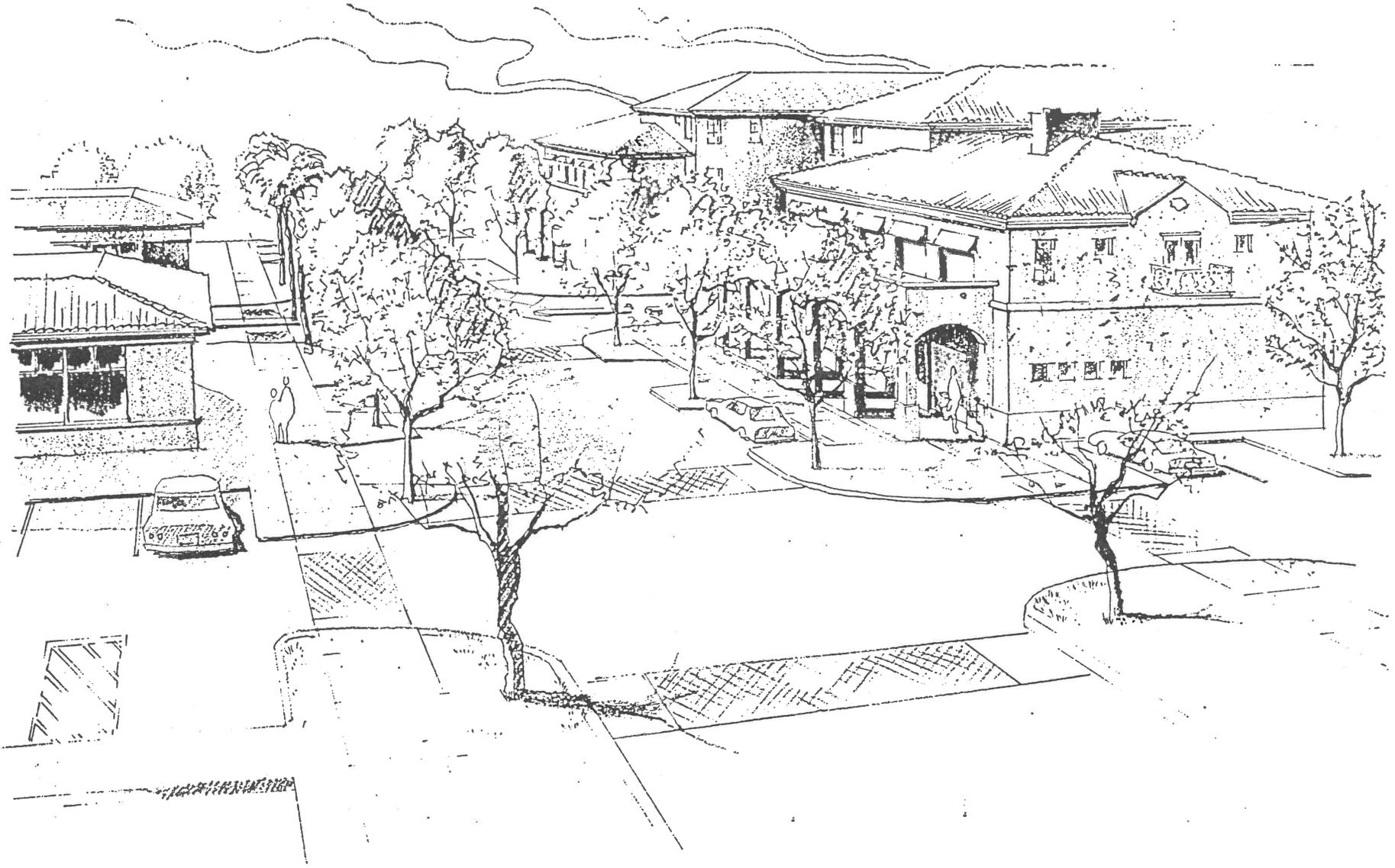


1. 153 UNITS MULTI-FAMILY RESIDENTIAL
2. 24,800 SF COMMERCIAL
3. 24,800 SF COMMERCIAL
4. 22,000 SF COMMERCIAL
5. 10 UNITS SINGLE FAMILY RESIDENTIAL
6. 22,000 SF COMMERCIAL

0 50 100 150

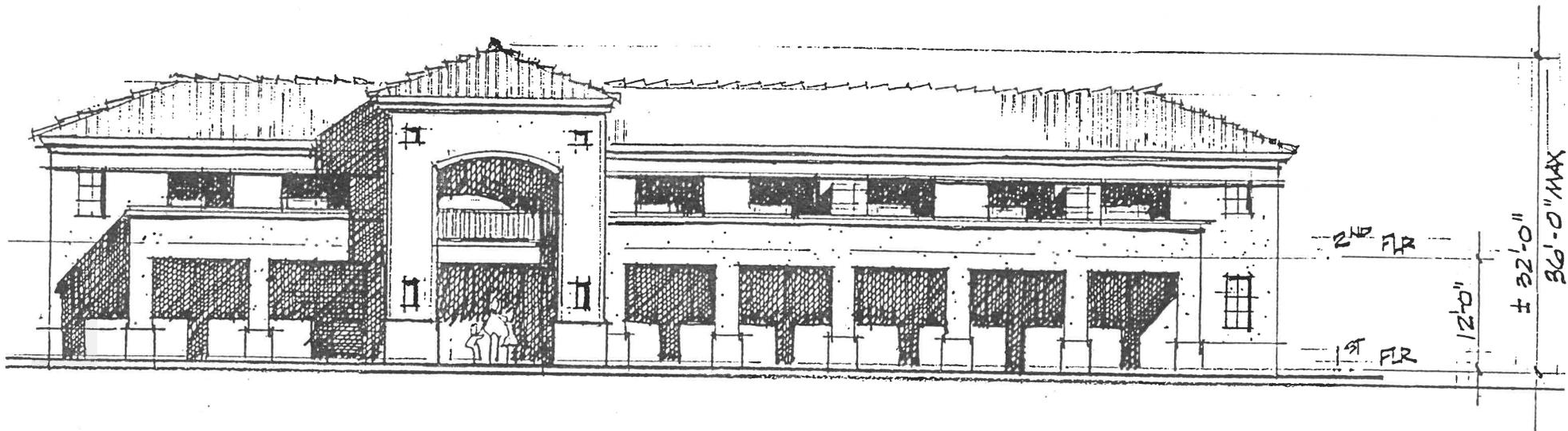


UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 10
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54 AMENDED	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	PHASING
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: NO SCALE DATE: 07 MAY 1999



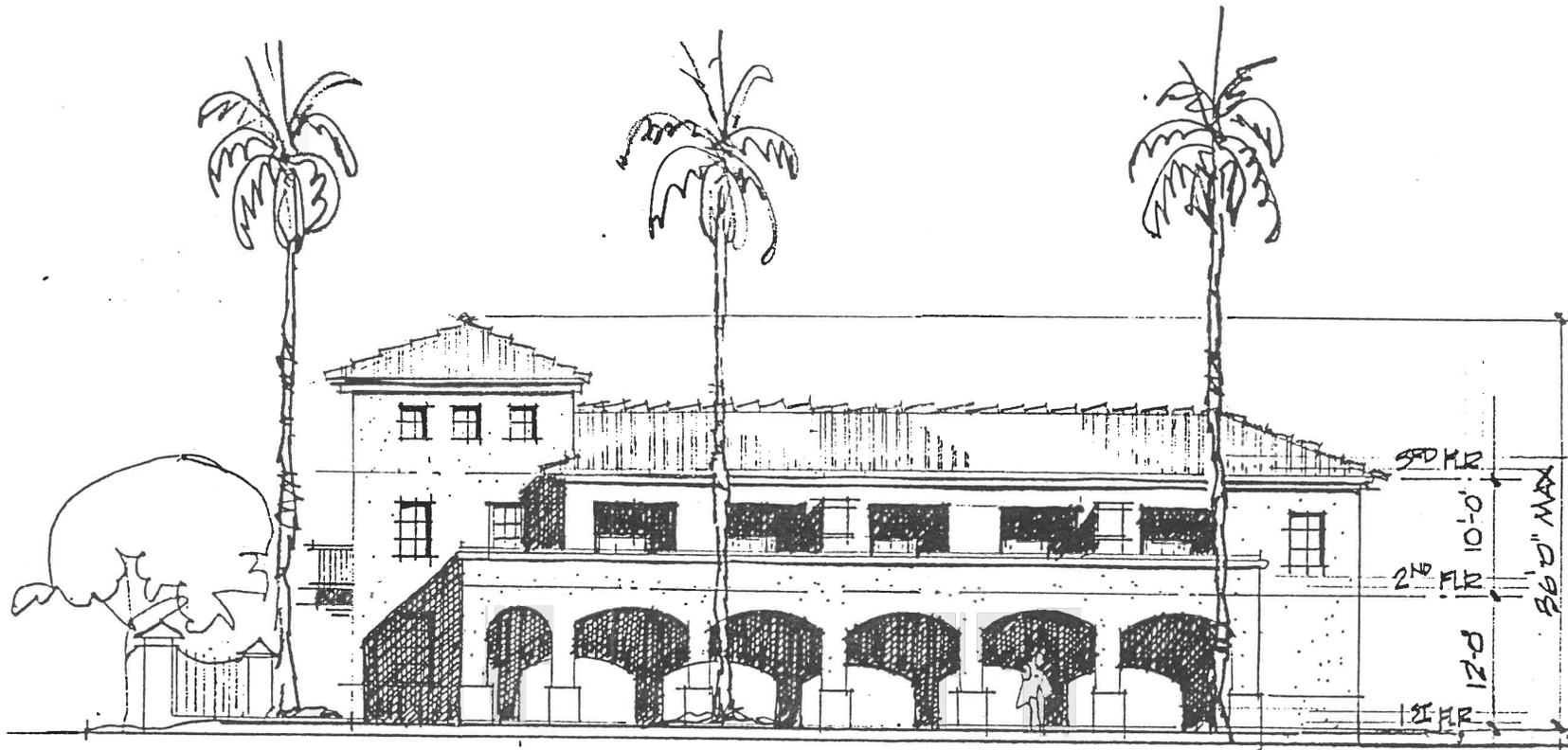
STREET CHARACTER PERSPECTIVE

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 11
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	STREET PERSPECTIVE
		DEPARTMENT OF COMMUNITY DEVELOPMENT		SCALE: N.T.S. DATE: 11/6/96



AT COMMERCIAL BUILDING, 2 STORY

UPTOWN VILLAGE		Cathedral City, California	INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990	EXHIBIT 11.1
CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396		SPECIFIC PLAN NO. SP No. 96-54	STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798	ILLUSTRATIVE ELEVATION
		DEPARTMENT OF COMMUNITY DEVELOPMENT	SCALE: N.T.S.	DATE: 11/6/96



AT COMMERCIAL BUILDING, 2 STORY

<p>UPTOWN VILLAGE</p> <p>Cathedral City, California</p>		<p>INTERACTIVE DESIGN CORPORATION 3001 E. Tahquitz Canyon Way, Ste.104 Palm Springs, California 92262 (619) 323-4990</p>	<p>EXHIBIT 11.2</p>
<p>CITY OF CATHEDRAL CITY 35-325 Date Palm Drive Cathedral City, California 92235 (619) 770-0345 FAX (619) 770-0396</p>		<p>SPECIFIC PLAN NO. SP No. 96-54</p>	<p>ILLUSTRATIVE ELEVATION</p>
<p>DEPARTMENT OF COMMUNITY DEVELOPMENT</p>		<p>STRONG PLANNING SERVICES 73149 Bel Air Road Palm Desert, California 92260 (619) 341-2798</p>	<p>SCALE: N.T.S. DATE: 11/6/96</p>

UPTOWN VILLAGE SPECIFIC PLAN

APPENDIX A

Specific Plan Amendment 99-58A
Uptown Village
September 2024

Prepared by:



For
Jason Borg
Three Mile Hollow

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1. Introduction

The Uptown Village Specific Plan Amendment (SP Amendment) is a 7.16-acre planning area within the Uptown Village Specific Plan. This SP Amendment sets forth a vision and provides planning scenarios to foster a thriving commercial development along the Date Palm corridor in Cathedral City, California. This SP Amendment will replace a portion of the existing Planning Unit 1 in the current Uptown Village Specific Plan and establish site-specific development standards, land use regulations, design guidelines, and uses to guide the development of the property in a manner that is consistent with the Cathedral City General Plan. This SP Amendment is prepared as a stand-alone appendix to the existing Uptown Village Specific Plan and is organized into nine sections.

1. Introduction – This section provides an overview of the document and description of Planning Unit 4.
2. Land Use – This section describes a list of permitted, conditional, and/or prohibited uses.
3. Conceptual Site Plan Scenarios – This section discusses potential site plan scenarios for allowed used in the SP Amendment.
4. Development Standards – This section establishes development standards for setbacks, parking, building height, and lot coverage.
5. Architectural Design Guidelines – This section establishes architectural character and form applicable within Planning Unit 4.
6. Landscape Design Guidelines - This section establishes landscape character and standards applicable within Planning Unit 4.
7. Infrastructure – This section describes utility and on-site drainage.
8. Plan Administration – The section describes the various processes and procedures used to administer and implement the adopted SP Amendment.

This SP Amendment modifies and replaces a portion of existing Planning Unit 1 to create a new Planning Unit 4. Planning Unit 4 is located along the Date Palm Drive frontage, located north of the former Aaron Brothers and Dollar Tree and South of Rosemount Drive. Exhibit 1 shows the location of Planning Unit 4 and its proximity with existing built out planning areas. This SP Amendment establishes development standards, permitted land uses, conditional land uses, prohibited land uses, architectural guidelines, and landscape guidelines for Planning Unit 4.

This SP Amendment intends to provide a degree of flexibility for future developers to design projects that respond to market demand. This SP Amendment will supersede the development guidelines and regulations of the Uptown Village Specific Plan to allow for a fresh, contemporary development strategy for the 7.16-acres. Uses allowed in Planning Unit 4 allow various commercial uses, which include small scale retail and big-box commercial uses. The purpose of the SP Amendment is to provide maximum flexibility with commercial development while maintaining architectural and open space standards that contribute to safe and attractive commercial center. Two conceptual site plan scenarios are provided to demonstrate flexibility of allowed uses identified in Planning Unit 4. The first scenario includes self-storage, two drive-through restaurants, and three retail buildings. The second scenario includes self-storage, a super-market/big-box retail with a building footprint up to 50,000 square feet, and one standalone retail building.

The conceptual site plan scenarios shown in Exhibit 2 and Exhibit 3 are solely included in this SP Amendment as examples of possible site plans. Planning Area 4 may be built-out with any of the identified uses in this SP Amendment. A Design Review shall be processed for all future development per Section 9.78.050 of the Cathedral City Municipal Code which permits the Architectural Review Committee to take final action of future architectural or landscape plans for Planning Area 4. Final site plans for future uses will ultimately depend on the retail and commercial uses proposed for areas within Planning Unit 4. The illustrations included in Exhibit 2 and Exhibit 3 are intended to demonstrate hypothetical scenarios of how future development scenarios could evolve.

The Director of Development Services has the authority to grant an Administrative Variance with regards to any and all standards within this SP in the same manner as specified in Section 9.76.050 of the Cathedral City Municipal Code.

Environmental Analysis - This SP Amendment will include a Mitigated Negative Declaration that will analyze the worst-case scenarios with respect to intensity of development for the two scenarios discussed above. This was done so that future scenarios and land uses would not have to repeat environmental review and process a Finding of Consistency subject to Section 15162 of the California Environmental Quality Act (CEQA).

2. Land Uses

Uses identified in this section shall contribute to City tax revenue, generate foot traffic, or provide a needed public service. The following land uses may be permitted, conditional, and/or prohibited uses:

Permitted Uses

- Generic Retail Sale of Consumer Goods
- Apparel, Retail
- Bakery, retail
- Book or stationery store;
- Candy Store;
- Drug Store;
- Dry Goods, Crafts, Notions, or Fabrics;
- Florist or Gift Shop;
- Supermarket, Grocery, Vegetable, or Fruit;
 - Supermarkets or Grocery Stores can have ancillary uses such as cantina, tap room, coffee shop, restaurant, and services such as insurance.
- Meat Market, Carniceria, or Delicatessen;
- Jewelry;
- Live Theater or Movie Theater;
- Barber, Beauty Shop, or Nail Salon;
- Restaurant, dine in, fast food, and take out;
 - Maximum of two (2) fast food facilities within the Specific Plan.
 - Fast Food is defined by the definition listed in Section 9.08.020 of the Cathedral City Municipal Code.
- Dry Cleaners;
- Shoe Store and/or Repair;
- Clothing Alterations;
- Brewpub/Taproom/Wine Bar;
- Microbrewery, with off sale retail or on site tasting;
- Personal services;
- Banking or Financial Services with drive-up or drive-thru ATM and/or teller services;
 - Financial Services shall not exceed 15 percent of the total site of Planning Area Four (7.16Acres);
- Self-storage uses;
 - A maximum of one (1) Self-Storage Facility within the Specific Plan.
- Medical, dental, and counseling services and/or Laboratories;
- Locksmiths;
- Animal clinics, veterinarian, grooming, pet store
- Art Gallery;
- Pool Store;
- Restaurant – Drive Thru or Drive up;

- Cell or Telecommunication Facility;
and
- Outdoor Sales.

Conditional Uses

- Commercial
Recreation
 - Billiards; and
 - Arcades

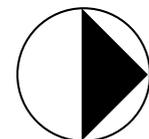
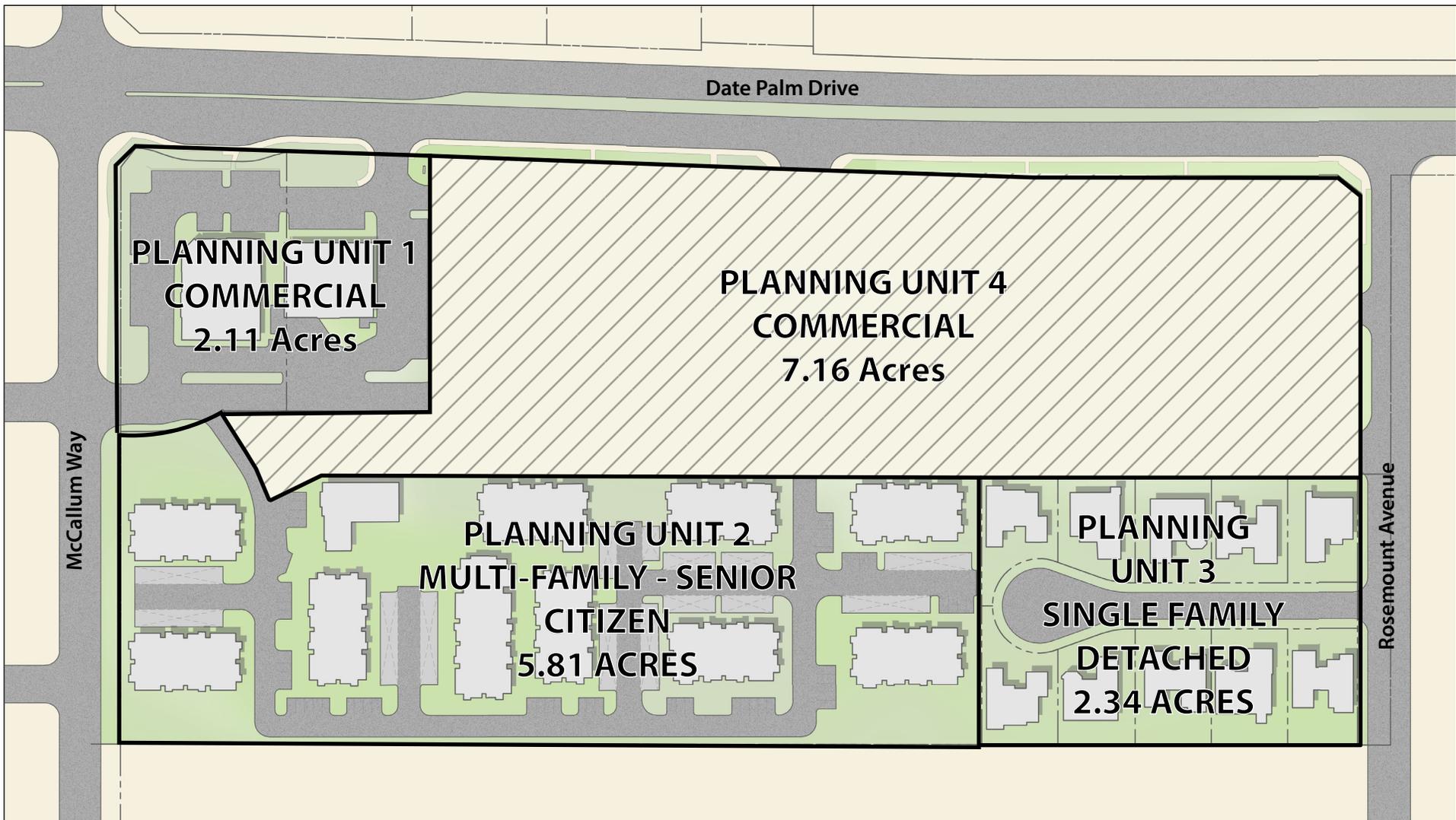
Conditional Uses shall be subject to Section 9.72 of the Cathedral City Municipal Code.

Prohibited Uses

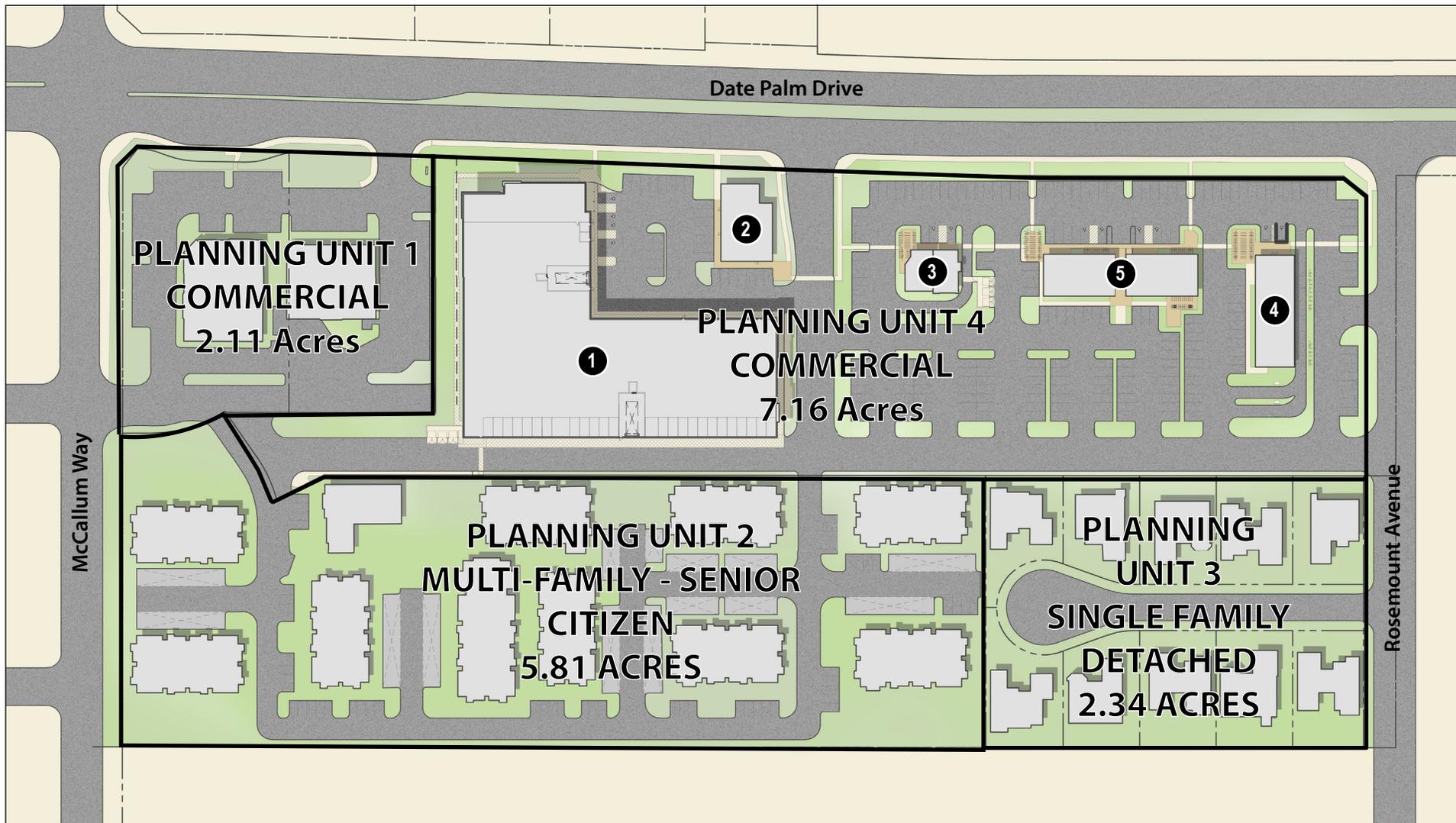
- Automotive and Automotive Related Uses
- Manufacturing Uses;
- Outdoor Storage (not including materials meant for retail sale in conjunction with a retail use);
- Secondhand, Thrift, and Used Good Sales;
- Uses not listed in this chapter are expressly prohibited; and
- Any similar use not listed above as permitted or conditional (Director of Development Services may make determination if wording is imprecise).

3. Conceptual Site Plan Scenarios

Two conceptual site plan scenarios for Planning Unit 4 are provided; both include self-storage and retail on the southern section of the property. Per Exhibit 2, Scenario One will include the following on the northern half of the site: two drive-through restaurants and two retail buildings. As shown in Exhibit 3, Scenario Two includes a supermarket or other Big Box Retail with a maximum building footprint of 50,000 square feet located on the northern half of the site. These scenarios are intended to be conceptual examples of a completed Planning Unit 4. Build-out may be any combination of uses allowed under the SP Amendment. Due to flexibility in allowed commercial uses, the two site plans are example scenarios of allowed uses. This will provide ultimate flexibility to the property owner without future modifications to the Specific Plan. Planning Unit 4 will have four access points: one access point will be provided from McCallum Way (Planning Unit 1), the second from Date Plum Drive, and two access points along Rosemount Drive.

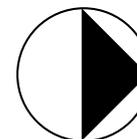


NORTH
Not to Scale

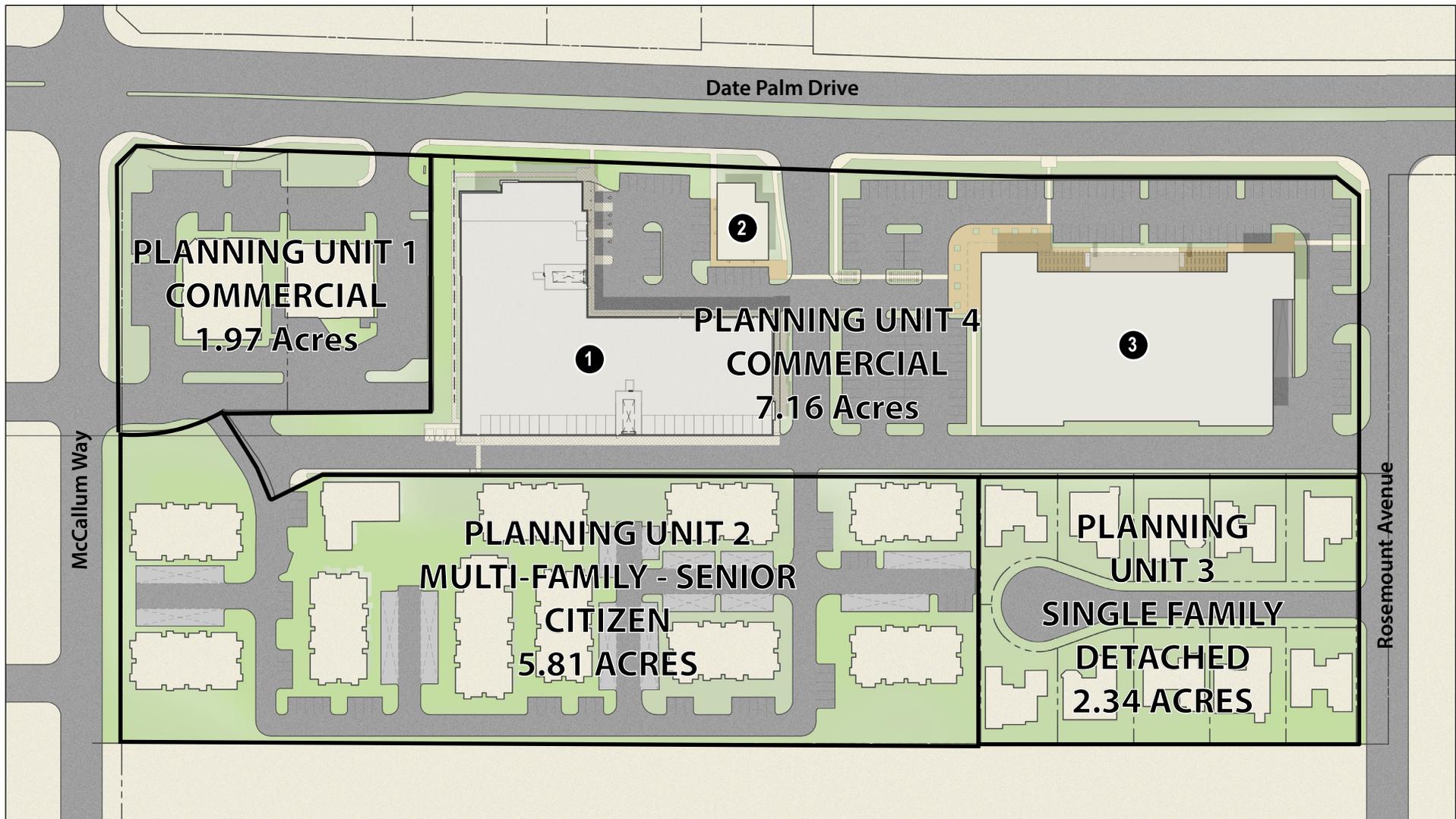


LEGEND

- 1** Indoor Climate-Controlled Mini-Storage Facility - 115,054 SF
- 2** Retail - 4,725 SF
- 3** Fast Food Drive-Through Restaurant - 2,413 SF
- 4** Fast Food Drive-Through Restaurant - 4,617 SF
- 5** (2) Retail - 3,217 SF Each



NORTH
Not to Scale



LEGEND

- ① Indoor Climate-Controlled Mini-Storage Facility - 115,054 SF
- ② Retail - 4,725 SF
- ③ Grocery Store or other Big Box Use - 50,000 SF



4. Development Standards

The development standards for Planning Unit 4 shall be minimal as to provide ultimate flexibility and will consist of setbacks, lot coverage, parking, height, and distance between buildings.

Setbacks

Planning Unit 4 shall be subject to the following setbacks:

- The setback from Date Palm Drive shall include a 15-foot minimum landscape setback of which 10 feet shall be landscaped if there is a sidewalk. If there is no sidewalk the entire area shall be landscaped.
- The minimum landscape setback from Rosemount Drive shall be a 10 foot minimum landscape setback, at a minimum, a 5 foot sidewalk and 5 foot landscaped shall be provided.
- There shall be a minimum 15-foot building setback for the rear-yard that can consist of pavement and/or landscaping. If needed, the rear-yard setback can be wider to accommodate emergency, trash, and maintenance vehicles. Larger setback backs should be considered when abutting residential uses.
- There shall be a minimum distance of 15 feet between all buildings.
- Any area without a sidewalk shall be landscaped.

Parking

Planning Unit 4 shall be subject to the following parking regulations:

- Sufficient off-street parking will be provided to serve each use.
- Parking Requirements for all uses shall comply with Section 9.58 of the Cathedral City Municipal Code with the exception of Self-Storage.
- Parking for self-Storage shall be 1 parking space per 10,000 square feet and include handicapped space that comply with the applicable building code.
- Retail parking calculations shall be based on the area of the sales floor only this includes any kind of merchandise or service including food, goods, and services offered. Any storage or administrative use shall not be counted towards retail parking requirements.
- Parking for Employees shall consist of one space per two employees on the largest shift.
- Buildings that are larger than 40,000 square feet, 15% of required parking spaces can be designated as compact parking spaces.
- Off Street Loading shall comply with Section 9.58.130 of the Cathedral City Municipal Code.
- Large Tenants shall have a standard loading dock with dimensions to be approved by the Director of Development Services.
- Lots 670-110- 45, 48, 49, 50, 51, 52,53, 55, and 56 and their successor lots shall have reciprocal access and parking regardless of the number of lots.

- All dimensions requirements for parking spaces shall comply with Section 9.58 of the Cathedral City Municipal Code.

Building Height

Planning Unit 4 shall be subject to the following parking regulations:

- The maximum Building height is 36 feet finished floor height.
- A maximum of 10-feet of decorative elements and architectural projections such as towers, parapet walls, and steeples shall not be included in the height of the building. Anything over 10-feet would be part of the height.

Lot Coverage and Floor Area Ratio (FAR)

- There is no lot coverage requirement.
- There shall be no maximum FAR for Planning Unit 4.
- These requirements match the underlying zone of PCC which has no maximum coverage or FAR.

5. Architecture Design Standards

The guidelines outlined in this chapter establish streamlined design standards for urban design, site planning, permanent structures, and landscaping within Planning Unit 4 of the Uptown Design Village Specific Plan. The purpose is to establish harmony with the surrounding community and foster superior design quality within the Specific Plan Amendment area. The intent is to provide a predictable framework and guidelines to implement quality urban design emphasizing both building form and landscape design. These guidelines apply to all permitted uses for Planning Unit 4, including supermarket and other big box uses. One of the primary objectives of this section is to put forth a set of guidelines that establish planning and design guidelines that promote human scale design and comfortable pedestrian experiences. The exhibits in this chapter serve as conceptual illustrations, not definitive designs, and are not intended to constrain the creative expression of the developer or their professional design team.

Site Planning Guidelines

Integration of effective site planning techniques, incorporated with basic design elements will enhance the visual and user experience of the development. Key site planning principles include:

- Site design should be compatible with the surrounding development.
- Commercial buildings and uses should be located and orientated to respect the need for privacy of surrounding uses, especially any adjoining residential development.
- Buildings and uses should complement existing uses onsite and be compatible with the overall vision of Planning Unit 4 and the adjacent community.

- Entries shall be clear, identifiable, and street oriented driveways on Date Palm Drive and Rosemount Road must be provided at the project and parking entrances. Parking entrances should be designed to ensure safe pedestrian access and provide clean line-of-sight walkways.
- Commercial retail parking areas shall provide clearly defined pedestrian circulation.
- Promote safe pedestrian movement through highly visible sidewalks and walkways. Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.
- Pedestrian areas such as paseos, plazas, and courtyards shall be incorporated to further enhance the pedestrian scale of commercial areas and to provide comfortable spaces for outdoor dining. Landscape features such as low planter walls, trees, planting, and outdoor site furnishings create a sense of comfort and safety for retail customers.
 - Site design and building features incorporate the use of arcades, shade devices, landscaping, and building orientation to maximize shade and pedestrian comfort.

Architectural Design Guidelines

The following architectural design guidelines are intended to ensure architectural quality and creative design for development within Planning Unit 4 of the Uptown Village Specific Plan. These guidelines do not promote a specific architectural style but rather establish general design guidelines that direct building form, massing, and materiality. Planning Unit 4 of the Specific Plan is intended to allow for a range of commercial uses, such as in-line and standalone retail uses, sit down and drive-through restaurants, and big-box uses such as a self-storage facility and supermarket. It is therefore anticipated that the site will be developed with a range of complementary uses of architectural styles, materials, and building types. The guidelines established in this section will ensure that all development within Planning Unit 4 promotes high quality architectural features that are compatible with chain brands and foster a safe and attractive commercial retail development. All projects within Planning Unit 4 must be consistent with the design guidelines and features covered in this section. The following guidelines will create a design framework to assist developers and the City implement the project.

Architectural Style

- Though no specific architectural style is promoted within Planning Unit 4, project architecture should be consistent and complimentary to surrounding architecture within the project and the existing surrounding community.
- Architectural variety within the project should be encouraged via the use of different, but complimentary architectural styles. For example, different architecture styles can and should be used to differentiate between self-storage facility, retail, restaurant, and super-market uses.

Building Design

Architectural design is encouraged to incorporate architectural form and details to create visual interest and quality urban form, especially when visible from Date Palm Drive. Examples and building design principles include the following:

- Encourage use of interesting and varied materials to include different stucco textures, stone veneer, ceramic or porcelain tiles, composite wood materials, wrought iron accents, various metals and finishes.
- Articulated architectural form to create shadow lines, opportunities to change color and materials, and to comforting human scale design.
- Varied roof lines to further enhance to compliment the 3-dimensional quality of the architecture.
- Roof types that are consistent with the architectural style, massing and scale of the building.
- Encourage windows and glass walls are strategically set back within thickened walls to create distinct shadow lines and offer shading for the glass surfaces. Metal and fabric awnings and shade structures are encouraged where applicable to create another layer to the architecture and provide additional shade opportunities.
- Buildings should be oriented so that public access or windows face Date Palm Drive and areas of pedestrian activity, such as public plazas and pedestrian pathways.
- Exterior façade articulation, window area, vertical and/or horizontal façade articulation shall be used to avoid blank, featureless wall spaces, except where the blank wall is thoughtfully incorporated as a break or relief from a heavily articulated section of the building. This type of articulation can be both horizontal and vertical can be accomplished through color variation, expansion joints, decorative reveals, spandrel windows, and/or other methods to accomplish this goal.
- Overall building design and architectural character should mirror the building's structure and scale.
- Drive-Through Restaurants are encouraged to incorporate earth berming, landscaping , and low landscape walls (3-feet) so that the cars in the drive-thru aisle are reasonably screened from Date Palm Drive and Rosemount Road. Drive-through shade canopies are to be integrated into the building architecture.
- Primary building entries for big box uses shall be visible from Date Palm Drive for maximum visibility, all service access areas shall be accessed from the services road located at along the eastern boundary of Planning Unit 4.

- Encourage shaded outdoor seating and patio areas for retail and super-market uses seating areas to provide adequate buffer and separation from parking and vehicle circulation areas.
- Grocery Carts shall be stored inside the building or under an overhang if outside. In addition, there shall be shopping cart corals in the parking lot for customers to drop off their carts as shown to the right. The number and location of corals shall be determined by the Director of Development Services.



Materials

While Planning Unit 4 does not endorse a particular architectural style, it is recommended that materials and finishes harmonize with and enhance the surrounding architecture within the project and the broader community. The selection of materials, colors, and finishes should align with the intended architectural style of the building. Emphasis is placed on the use of high-quality materials suited for the desert environment. Diversity in materials, including but not limited to smooth stucco, wood, metals, wrought iron, stone veneer, finished concrete, and plaster textures, is encouraged to create visual interest.

Architectural Character

Exhibits 3 through 6 provide the detail for Architectural Character. Example images shown in the Architectural Character exhibits intend to present examples of the design intent and features described in the architectural guidelines. The images are not intended to promote any particular architectural style but rather depict design features (such as massing, form, materials, etc.) representative of the types of developments that would be compatible within the allowed uses for Planning Unit 4. The images shown in these figures are purely conceptual and future developments are not required to match in terms of intensity or architectural style.

Building Form and Massing

Building and Massing shall include the following:

- Include varying roof lines for enhanced building form and architectural interest.
- Varying architectural massing and forms should be considered to create opportunities for material and color changes.
- Massing techniques may include varying roof lines, overhangs, building pop-outs, as well as recessed glass in thickened walls.
- Articulate building massing and enhanced architectural treatment to denote primary building entries.

Open Spaces and Shade

Open Space and Shade shall consider the following:

- Public gathering spaces such as outdoor plazas and patios shall be encouraged in commercial retail or restaurant buildings.

- Trees, planting, and comfortable site furnishings contribute to enhanced enjoyment of these spaces.
- Metal and fabric awnings and shade structures enhance human comfort and shall be used for outdoor seating areas.
- Development within the Planning Unit shall be provide open space consistent with the intent of the Uptown Village Specific Plan and the open space objectives expressed in this section and Exhibits 5 and 7.

Façade Articulation

Façade Articulation shall consider the following:

- Varied details around openings such as arches, mouldings, columns, and wrought ironwork add visual interest to public facing facades.
- Articulated architectural form to create shadow lines, opportunities to change color and materials, and to comforting human scale design.
- Building facades and design concepts should be reflective of building, structure, and scale.

Pedestrian Pathways

Pedestrian Pathways as shown in Exhibit 7 will include the following:

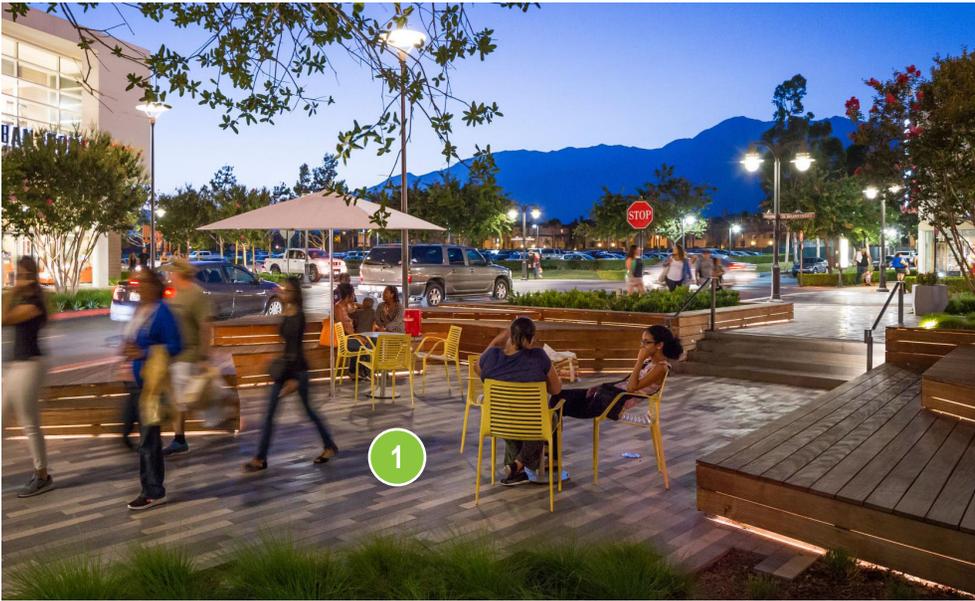
- Promote safe pedestrian movement through highly visible pathways and walkways.
- Encourage sidewalk pavers or stamped concrete at building entries and high traffic pedestrian areas.
- Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.



Building Form and Massing

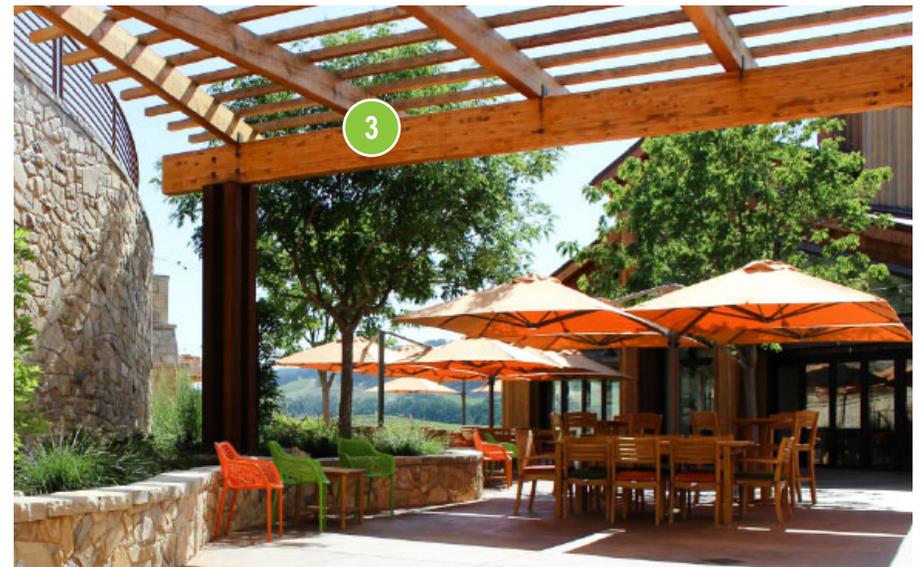
- 1 Include varying roof lines for enhanced building form and architectural interest.
- 2 Varying architectural massing and forms should be considered to create opportunities for material and color changes.
- 3 Massing techniques may include varying roof lines, overhangs, building pop-outs, as well as recessed glass in thickened walls.
- 4 Articulate building massing and enhanced architectural treatment to denote primary building entries.





Open Spaces and Shade

- 1 Public gathering spaces such as outdoor plazas and patios shall be encouraged in commercial retail or restaurant buildings.
- 2 Trees, planting, and comfortable site furnishings contribute to enhanced enjoyment of these spaces.
- 3 Metal and fabric awnings and shade structures enhance human comfort and shall be used for outdoor seating areas.





Facade Articulation

- 1 Avoid long empty walls or building massing with no architectural articulation by using horizontal and vertical architectural elements to create relief and visual interest.
- 2 Varied details around openings such as arches, mouldings, columns, and wrought ironwork add visual interest to public facing facades.
- 3 Articulated architectural forms to create shadow lines and opportunities to change color and materials foster a comforting human scale experience..
- 4 Building facades and design concepts should be reflective of building, structure, and scale.





Pedestrian Pathways

- 1 Promote safe pedestrian movement through highly visible pathways and walkways.
- 2 Encourage sidewalk pavers or stamped concrete at building entries and off street high traffic pedestrian areas.
- 3 Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.



6. Landscape Design Guidelines

Overview

The Landscape Design Standards align with the objectives of the Specific Plan Amendment by creating visually unified landscaped areas within Planning Unit 4. Landscape areas and public open spaces will serve as welcoming points, establish clear and safe pathways for connectivity, and encourage a comfortable customer experience, all while maintaining a sense of visual continuity.

Pedestrian Experience

The landscape designer features should provide emphasis on clear and safe pedestrian circulation and gathering spaces. Include landscape treatment that integrates a blend of plant materials that are complementary with the surrounding architecture. The inclusion of water elements in proximity to seating areas is encouraged to elevate the overall visitor experience.

- For retail uses and public open spaces, shade canopies and trellises should be used to strengthen pedestrian experience and human comfort. This can be achieved by adding architectural elements to the landscape, patios, and plazas for each building use.
- Large specimen shade trees should be considered within plaza spaces to create inviting destinations and a sense of permanence. A thoughtful selection of trees, plant species and comfortable site furnishings will contribute to the enjoyment of these spaces.
- Conveniently placed bike racks that can accommodate electric scooters should be placed near commercial entries and visible from Date Palm Drive. This will provide the opportunity for an increase alternative modes of transportation and reduce the carbon footprint.
- Public gathering points such as patios or plazas shall be visible from Date Palm Drive to contribute to an active street presence and invite visitors.

Site and Building Entry

The landscape design for site and building entries shall utilize a hierarchy that provides visually prominent planting that is inviting and appealing and provide a sense of comfort around public patios and plazas.

- Desert shade trees at building entries and parking areas.
- Formal use of planting at building entries, plazas, and retail patios.
- Large evergreen shade trees and palms at plazas and public gathering spaces.

Shade

Shade for both pedestrians and vehicles is essential in the local desert climate. Parking spaces should prioritize efficient shading by incorporating a uniform use of canopy trees well-suited to the desert environment. In retail areas shaded walkways are encouraged and will facilitate comfortable connections to commercial and retail buildings. Shade for parking lots is encouraged, the use of carports may be used where suitable. Introducing a mix of evergreen and deciduous trees in seating areas will offer seasonally adjusted shade.

Landscape Development Standards

- Street Frontages for Date Palm Drive and Rosemount shall have trees planted 30 foot on center.
- 75% of the trees shall be accent trees consisting of California Fan Palms (*Washingtonia filifera*) with a minimum brown trunk height (BTH) of 8-feet. The California Fan Palm is required since it is the type of palm tree used on all properties in this part of Date Palm Drive.
- 50% of the remaining trees shall be canopy trees. The Specific Plan Amendment recommends the use of Chilean Mesquite, however any future user is free to use any other species of tree in the Planting Palette.
- 50 % of the canopy trees shall be mature trees that have a mix of 24-inch and 36-inch box trees. Trees planted along Date Palm Drive shall be a minimum 36" box tree, all other trees can be a mix of 24" and 36" box trees.
- Ground Cover shall consist of decomposed granite and the use turf shall be minimized and be no more than 10% of the total site area.
- Exhibit 8 shows the recommended landscape plan and screen walls along Date Palm Drive that consists of decomposed granite, Chilean Mesquite, and California Fan Palms with a mix of low and medium sized plants.
- Exhibit 9 shows an elevational view of plant species and screen walls for parked cars as discussed in Exhibit 8.
- Exhibit 10 shows the main entrance via the central driveway with two monument signs, multi-colored plants, California Fan Palms, canopy trees, low and medium sized plants, and decomposed granite.
- Exhibit 11 shows an elevation view of the main entrance, showing signage design and how the species discussed in Exhibit 10 will look from Date Palm Drive. This Exhibit depicts the intent to have a character defining entrance that characterize the shopping center.
- Exhibit 12 shows a conceptual landscape plan for the southeast corner of Rosemount Avenue and Date Palm Drive, the corner will have a mix of low and medium sized plants with color variety, accent trees, canopy trees, decomposed granite, and a monument sign.
- Exhibit 13 illustrates the elevational street view from Date Palm Drive and Rosemount Avenue, this exhibit shows the mix of species from Exhibit 12 which provides a striking entrance that will characterize the shopping center.
- Exhibits 7 through 13 illustrate the standards for each street incorporating setbacks, tree spacing, and species.

Landscaping within Parking Areas

The use of canopy trees in parking areas shall be used to ensure shade of the cars from the desert heat. This shall be implemented with the following:

- Landscape parking medians to have minimum of 5 feet clear to allow adequate area for canopy tree growth. To prevent car doors from damaging plant material, landscape parking

medians shall include a 12" concrete strip when abutting a parking space. If parking stalls are adjacent to the landscape median on both sides, then a 7-foot-wide landscaped median is required.

- Each row of parking shall have a diamond planter at the with a canopy tree for every 10-parking stalls. There is an exception to this requirement for any area that has underground retention below. In such instances, a combination of low and medium sized plant species shall be used.
- The width of the planter shall be measured from inside curb to inside curb.

7. Sign Program

All Signs shall be consistent with Section 9.62 of the Cathedral City Municipal Code and contain the following:

- Each vehicular entrance along Date Palm Drive shall have a wall sign or monument sign identifying the name of the shopping center. Exhibit 14 conceptually illustrates the design and size of a ground mounted free standing monument sign.
- The maximum width of any Tenant's storefront sign may not exceed 75% of the Tenant's leased storefront.
- One (1) or two (2) lines of copy permitted and may consist of upper and/or lower case letters.
- Sign areas allowed for each Tenant shall be calculated as follows: One and one-half (1.5) square feet of sign area per each linear foot of Tenant's leased storefront. Tenants who have frontages facing a parking lot or street are allowed signage on each of those elevations.
- Signs on the front and each side elevations are permitted for tenants with a building footprint larger than 30,000 square feet, sign area shall not exceed the amount allowed above.
- Each building can have one main-identification sign (signs over 24 square feet) and secondary signs (under 24 square feet) not exceeding the total amount allowed above.
- Drive -Through facilities are allowed to have menu boards and directional signs which shall not be included in the total amount of signage allowed.
- Freestanding Monument Signs can only be used for tenants that have an area that exceeds 30,000 square feet.
- Signs are not allowed on or against any roof structures.
- Banners, Real Estate, and Temporary Signs shall be consistent with Section 9.62.060 of the Cathedral City Municipal Code.
- All signs shall be measured per the direction provided in Section 9.62.020 that defines the area of a sign.
- Note: It is specifically noted that the size of all Tenant storefront signs is not regulated by any height limit /maximum. It is governed as stated above, being square feet of allowable area and stretch-out (width) limitations.

There are many acceptable sign treatments, however a Mixed Media three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the

project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront.

Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

Deviation from Sign Requirements:

When it is found that the strict or literal interpretation of the provisions set forth in this criteria would cause undue difficulties and unnecessary hardship inconsistent with the purpose and intent of this criteria, a minor deviation may be granted subject to specific requirements and findings as set forth below.

- The sign is in proportion to the structure or use to which it relates.
- The sign's external features are in balance and unity, and present a harmonious appearance.
- The sign is consistent with the objectives of the overall general plan.

Proposed building mounted and monument signs shall be reviewed and approved by the Director for of Development Services.

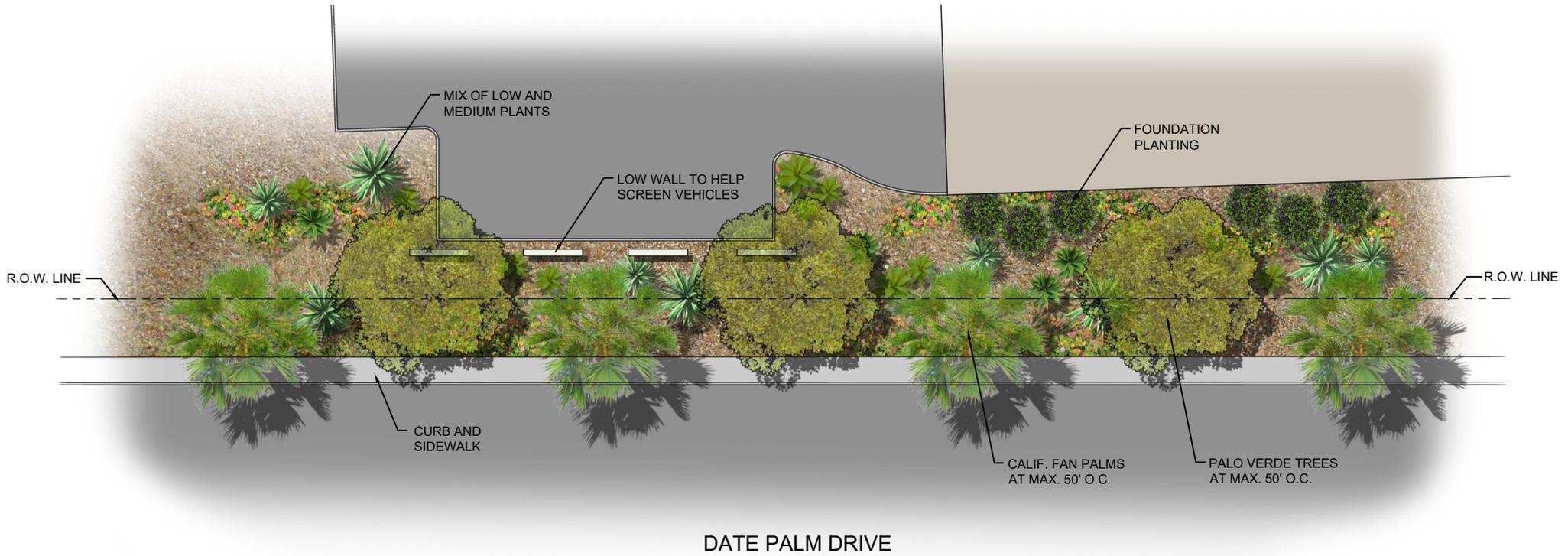
8. Infrastructure

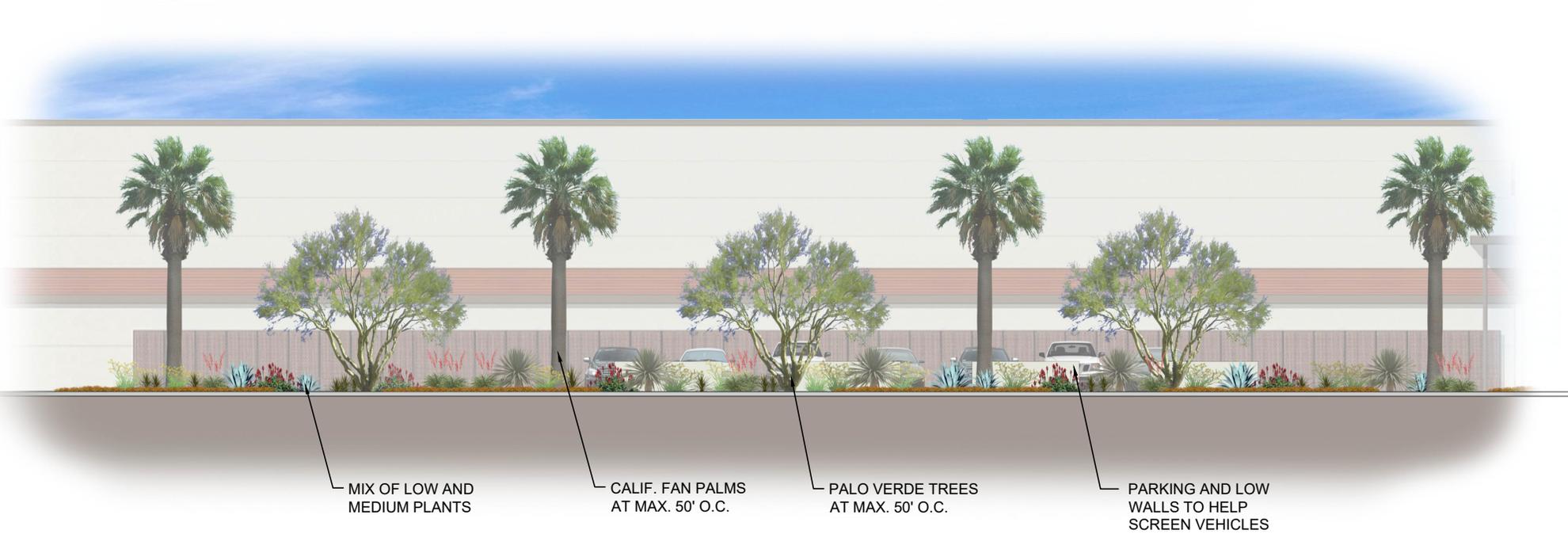
Utilities

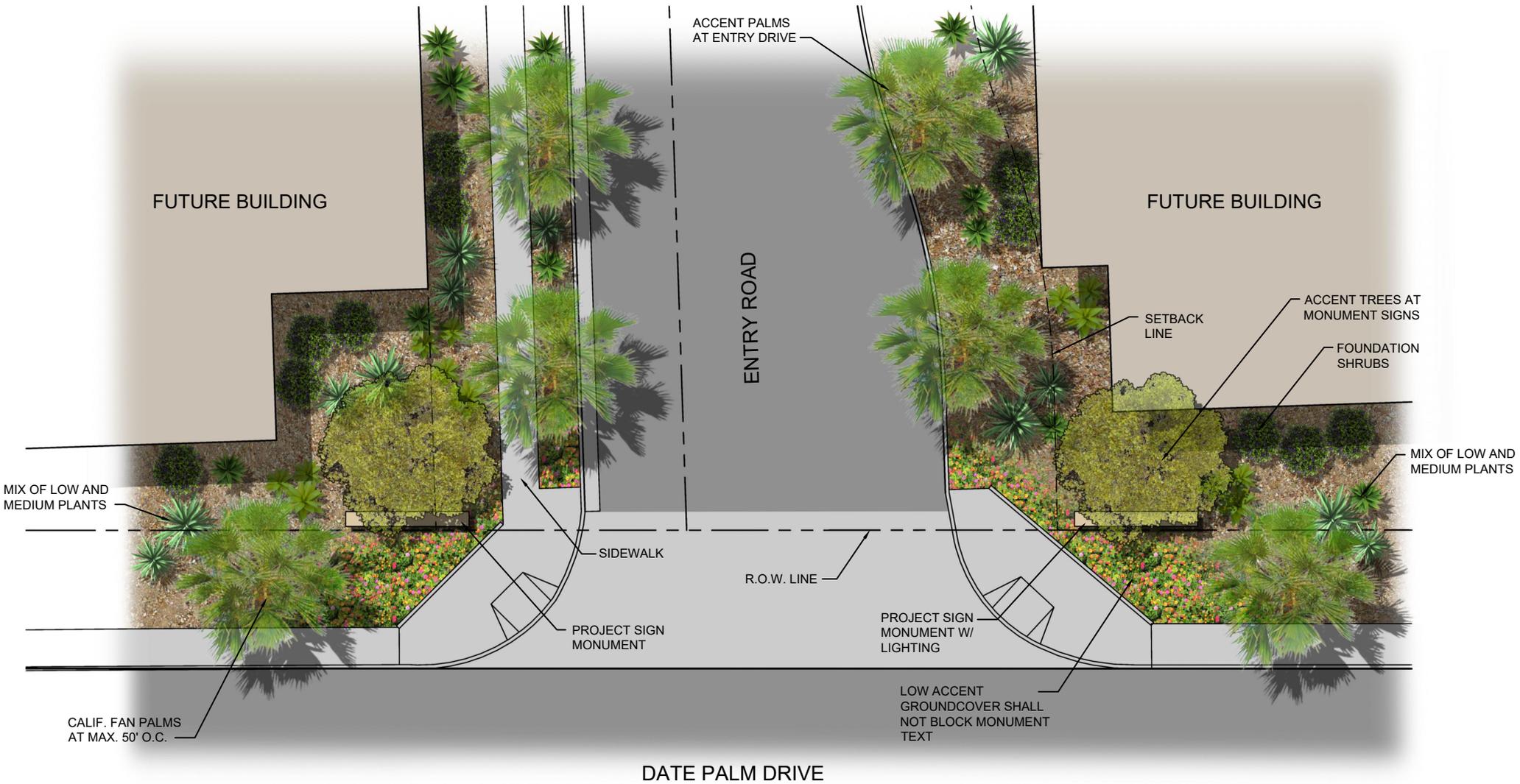
Planning Unit 4 will hook into the exiting Utilities for Water, Sewer, Electricity, and Gas.

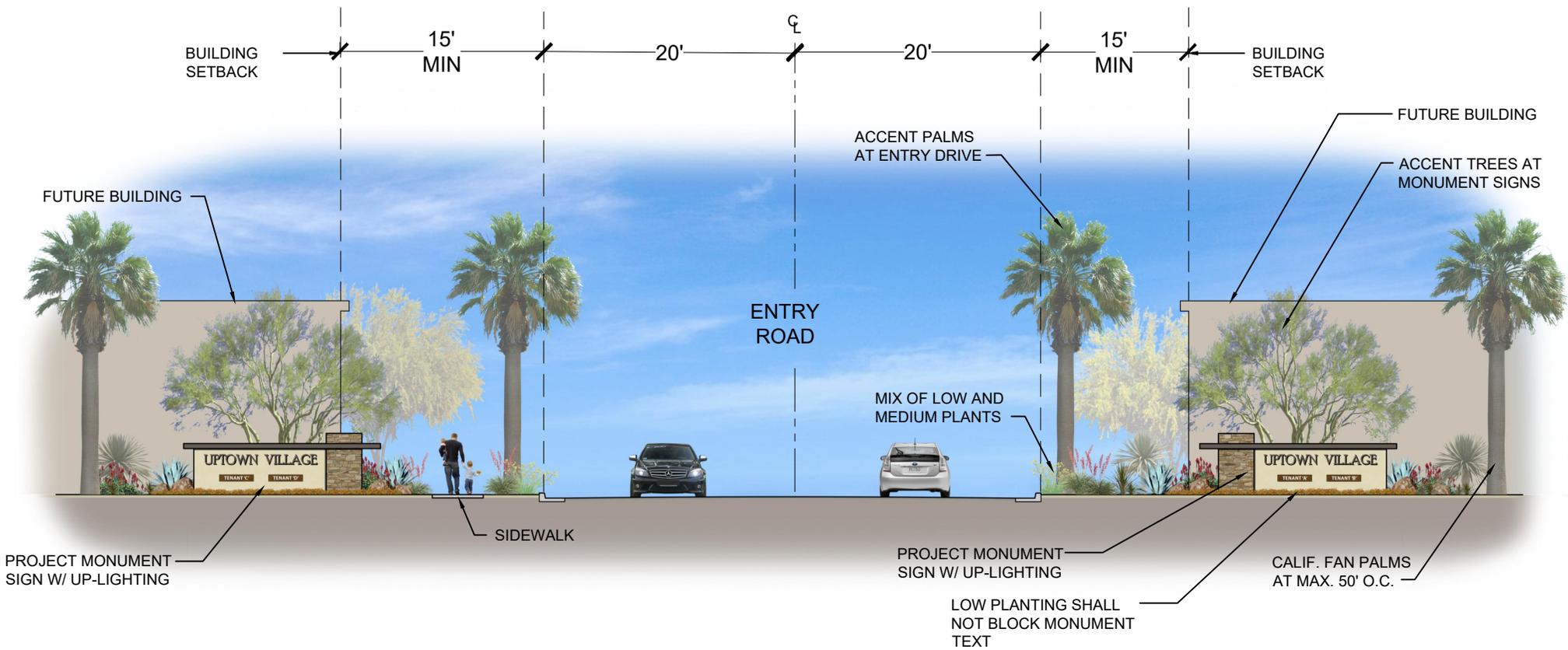
Drainage

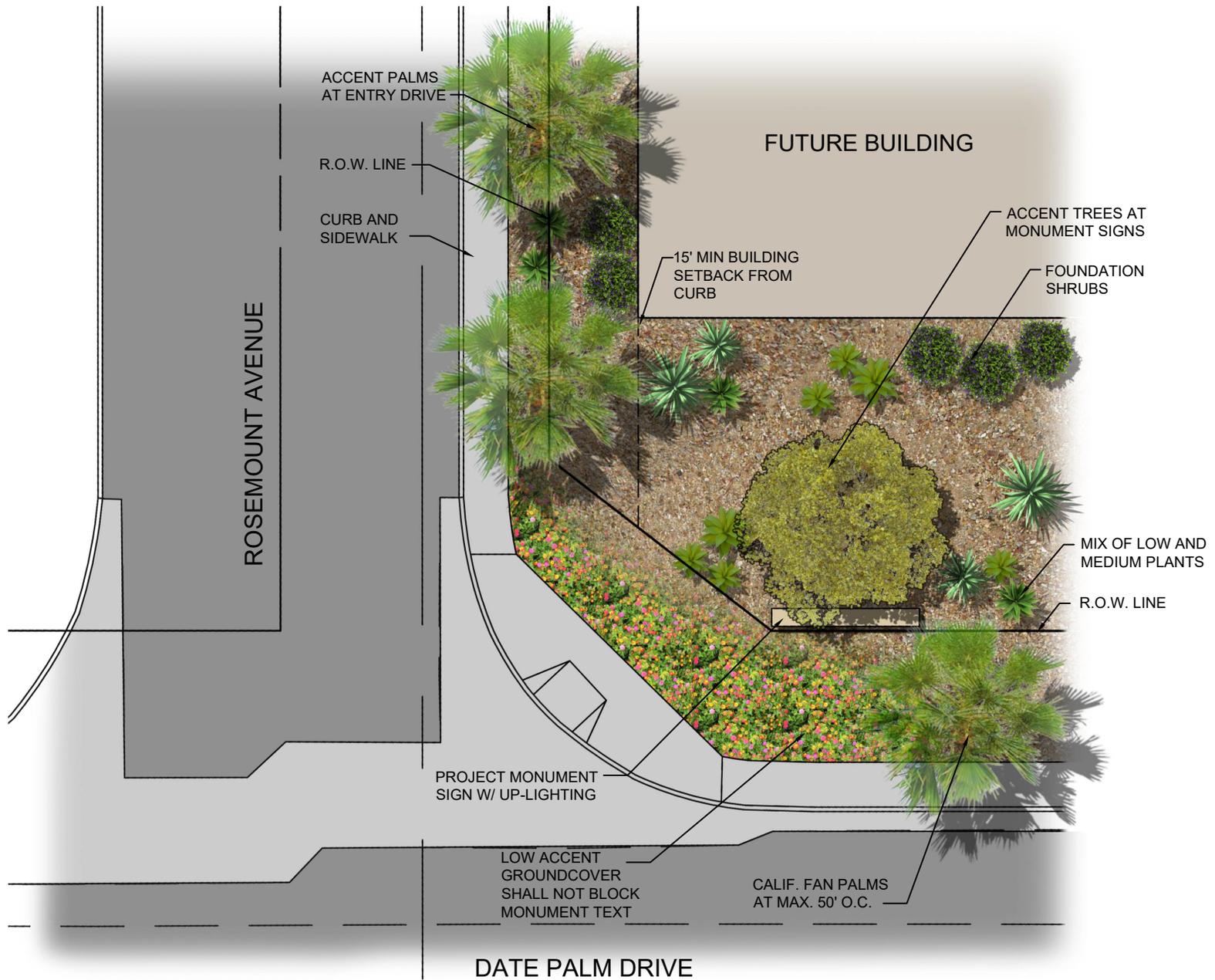
The drainage for Planning Unit 4 is encouraged to be undergrounded, however above-ground retention can be used and incorporated into a site for entitlement submittal.

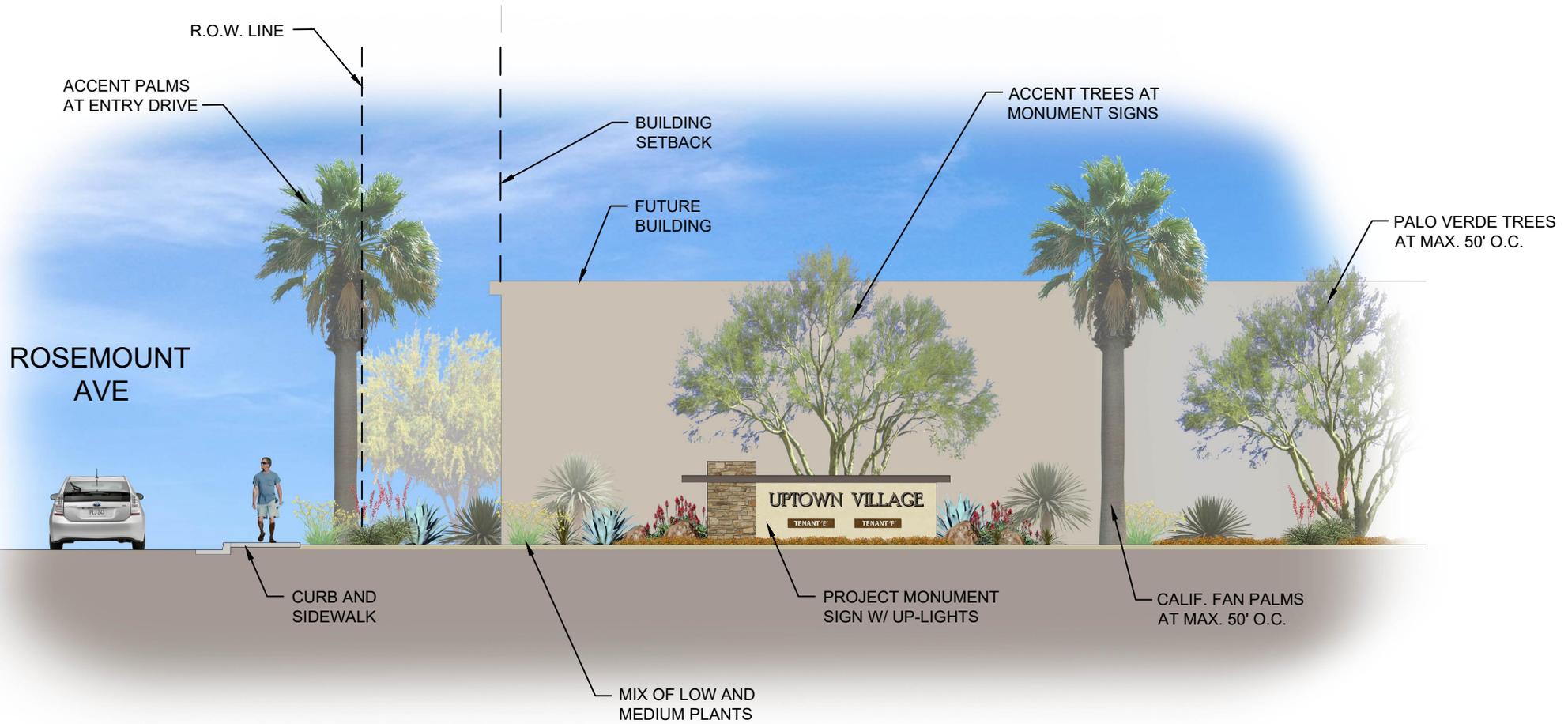












PLANT PALETTE

STREET TREES - DATE PALM DRIVE

WASHINGTONIA FILIFERA
CERCIDIUM "DESERT MUSEUM"

PARKING LOT TREES

GEIJERA PARVIFLORA
RHUS LANCEA
QUERCUS V. "HERITAGE"

SCREEN AND LANDSCAPE TREES

ACACIA STENOPHYLLA
CERCIDIUM "DESERT MUSEUM"
CHILOPSIS LINEARIS
LAGERSTROEMIA INDICA
OLEA EUROPAEA "FRUITLESS"
OLNEYA TESOTA
PROSOPIS CHILENSIS
PRUNUS C. "KRAUTER VESUVIUS"
QUERCUS V. "HERITAGE"

SMALL ACCENTS / COLUMNARS

CALLISTEMON CITRINUS
CUPRESSUS SEMPERVIRENS
LAURUS NOBILIS
PODOCARPUS HENKELII

CALIFORNIA FAN PALM
PALO VERDE

AUSTRALIAN WILLOW
AFRICAN SUMAC
SOUTHERN LIVE OAK

SHOESTRING ACACIA
PALO VERDE
DESERT WILLOW
CRAPE MYRTLE
OLIVE 'FRUITLESS'
DESERT IRONWOOD
THORNLESS MESQUITE
PURPLE LEAF PLUM
SOUTHERN LIVE OAK

LEMON BOTTLEBRUSH
ITALIAN CYPRESS
BAY LAUREL
LONG-LEAVED YELLOWWOOD

SHRUBS / ACCENTS

AGAVE
ALOE "BLUE ELF"
BOUGAINVILLEA
BUDDLEIA MARRUBIFOLIA
CALLIANDRA CALIFORNICA
CAESALPINIA PULCHERRIMA
CALLISTEMON "LITTLE JOHN"
DASYLIRION WHEELERI
ECHINOCACTUS GRUSONII
ENCELIA FARINOSA
FOUQUIERA SPLENDENS
HESPERALOE PARVIFLORA
ILEX VOMITORIA "STOKES DWARF"
JUSTICIA CALIFORNICA
LANTANA SPECIES
LEUCOPHYLLUM FRUTESCENS
MUHLENBERGIA "REGAL MIST"
MYRTUS COMMUNIS
OLEA "LITTLE OLLIE"
PENSTEMON SPECIES
RUELLIA PENINSULARIS
TECOMA STANS
SALVIA LEUCANTHA
YUCCA SPECIES

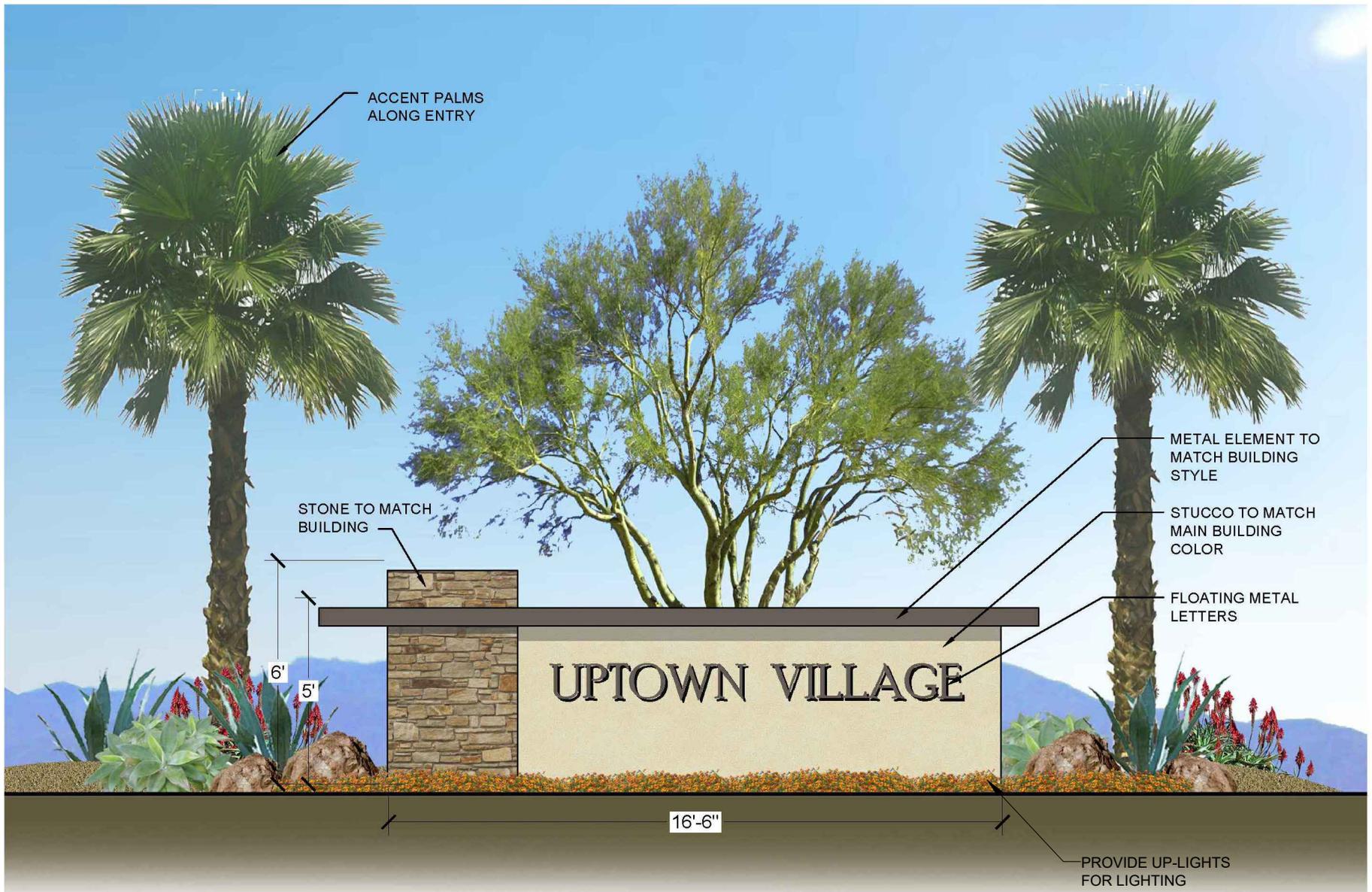
AGAVE SPECIES
BLUE ELF ALOE
BOUGAINVILLEA SPECIES
WOOLY BUTTERFLY BUSH
BAJA FAIRY DUSTER
RED BIRD OF PARADISE
DWARF BOTTLEBRUSH
DESERT SPOON
GOLDEN BARREL
BRITTLEBUSH
OCOTILLO
RED YUCCA
DWARF YAUPON HOLLY
CHUPAROSA
LANTANA
TEXAS RANGER
PINK MUHLY GRASS
TRUE MYRTLE
DWARF OLIVE
PENSTEMON
DESERT RUELLIA
YELLOW BELLS
MEXICAN SAGE
YUCCA

GROUNDCOVERS

ACACIA R. "DESERT CARPET"
BAILEYA MULTIRADIATA
CONVOLVULUS MAURITANICUS
LANTANA MONTEVIDENSIS
LANTANA M. "NEW GOLD"
LAVANDULA SPECIES
OENOTHERA BERLANDIERI
VERBENA RIGIDA

TRAILING ACACIA
DESERT MARIGOLD
GROUND MORNING GLORY
SPREADING LANTANA
SPREADING LANTANA
LAVENDER
MEXICAN PRIMROSE
SANDPIPER VERBENA

DECOMPOSED GRANITE - "BRIMSTONE" OR EQUAL - 1/4" MINUS -
2" DEEP LAYER IN ALL LANDSCAPE AREAS



Plan Administration

This chapter describes the procedures for administration and implementation of the Uptown Village Specific Plan Amendment. The City of Cathedral City Development Services Department shall have the responsibility for plan administration and implementation as established in this chapter.

Implementation

Entitlement approvals and construction permits shall be reviewed by all relevant departments and agencies, including but not limited to the Planning Division, Public Works, Building and Safety, Fire, etc., as needed to ensure consistency with SP Amendment, Cathedral City Municipal Code (CCMC), and relevant building codes. This Specific Plan Amendment establishes the general intent and comprehensive framework for the future development of Planning Unit 4, prior to construction, various implementation approvals are required, as noted below.

- Specific Plan Amendment (SPA) – The SPA will cover approximately 7.16-acres to provide comprehensive development guidelines, allowable uses, and standards for Planning Unit 4.
- Design Review – Future development projects within the Specific Plan Amendment area for Planning Unit 4 shall follow the Design Review Permit process as outlined in Chapter 9.78.050 of the CCMC. This is intended to ensure that project architecture, landscape, and site design have been reviewed by the Director of Development Services and then the Architectural Review Committee for Final Action.

Potential Future Applications (If necessary)

- Conditional Use Permit (CUP) - Uses that require a Conditional Use Permit per Section 2 of this SP Amendment shall obtain a CUP in compliance with the CCMC. This is intended to ensure that project architecture, landscape, and site design for conditional uses have been reviewed by the Architectural Review Committee, Planning Commission, and are found consistent with this Specific Plan Amendment.
- Tentative Parcel Map (TPM) / Tentative Tract Map (TTM) - TPM/TTMs are intended to implement future projects and subdivide the property into smaller parcels/lots for development or sale. TPM/TTMs may be filed with each phase of development as necessary in accordance with CCMC. Each TPM/TTM will require review by the Planning Commission.
- Lot Line Adjustments (LLA) and Lot Mergers (LM) Applications are ministerial actions to be processed and approved by the Director of Engineering or their designee.

Appeals

- Any interpretation of a permitted or conditional use or development standard can be appealed to the Director of Development Services.
- Any staff interpretation of a permitted or conditional use or development standard can be appealed to the Planning Commission subject to payment of the appropriate fees and submittal of Appeal Application.

- Any interpretation of permitted or conditional uses or development standard by the Planning Commission can be appealed to the City Council per Section 2.04.130 of the Cathedral City Municipal Code.