

PLANNING COMMISSION RESOLUTION NO. P16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL: 1) ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 97-55B, 2) ADOPT AN ORDINANCE APPROVING CHANGE OF ZONE NO. 16-003 AND 3) ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 16-003.

WHEREAS, the City of the Cathedral City, California (“City”) is requesting that the City take the following actions on the subject parcels:

- Specific Plan Amendment 97-55B amending the text of the MF-4 Zone; and
- Change of Zone 16-003 from R-6 to R-2 in Planning Area 2.2 of the Rio Vista Village Specific Plan; and
- General Plan Amendment 16-003 from Residential Low (RL) to (High Density Residential) in Planning Area 1.1 and Medium Density Residential in Planning Area 2.2 of the Rio Vista Village Specific Plan.

WHEREAS, the City, acting as Lead Agency, has determined that Specific Plan Amendment No. 97-55B (“SPA 97-55B”), Change of Zone No. 16-003 (“CZ 16-003”) and General Plan Amendment No. 16-003 (“GPA 16-003”) will not have a significant impact on the environment and a Negative Declaration is recommended;

WHEREAS, following a duly noticed public hearing on August 17, 2016 and continued to September 7, 2016, the regularly scheduled Cathedral City Planning Commission meeting;

WHEREAS, following a duly noticed public hearing on September 7, 2016 and continued to September 21, 2016, the regularly scheduled Cathedral City Planning Commission recommended that the City Council approve SPA 97-55B, CZ 16-003 and GPA 14-003 and the associated adoption of the Negative Declaration.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission has considered all of the evidence submitted into the administrative record for the recommendations listed in this Planning Commission Resolution No. P16-_____, including, but not limited to, the following:

- (a) Cathedral City Municipal Code and Cathedral City General Plan;

- (b) Specific Plan Amendment 97-55B, Change of Zone No. 16-003 and General Plan Amendment No. 16-003;
- (c) The staff report prepared by David Leonard, Contract Planner, dated September 21, 2016;
- (d) Staff presentation at the public hearing conducted at the Planning Commission Meeting held on September 21, 2016;
- (e) Testimony and/or comments from interested parties submitted to the City in either written or oral form at, or prior to, the public hearing conducted at the Planning Commission Meeting held on September 21, 2016;
- (f) Public comments, both written and oral, received and/or submitted at, or prior to, the public hearing conducted at the Planning Commission Meeting held on September 21, 2016, supporting and/or opposing the staff recommendation.

Section 2. Pursuant to the provisions of the California Environmental Quality Act (CEQA), the Planning Commission makes the following environmental determinations and recommendations:

- (a) The record as a whole, including the initial study and any comments received, demonstrates that there is no substantial evidence that the project will have a significant effect on the environment;
- (b) The Negative Declaration reflects the lead agency's independent judgment;
- (c) The City of Cathedral City Planning Department is custodian of the documents or other material which constitute the record of proceedings upon which this decision is based.

Section 3. The Planning Commission has considered all of the evidence submitted into the administrative record for proposed Specific Plan Amendment No. 97-55B, Change of Zone No. 16-003 and General Plan Amendment No. 16-003 and bases its recommendation for the City Council to adopt an Ordinance to approve Specific Plan Amendment No. 97-55B, Change of Zone No. 16-003 and adopt a Resolution to approve General Plan Amendment 16-003 on the following findings:

- (a) The proposed Specific Plan Amendment text changes, Change of Zone text changes, and General Plan Amendment are consistent with the established goals, policies and objectives of the General Plan;
- (b) The proposed Specific Plan Amendment, Change of Zone, and

General Plan Amendment are in the best interests of the public health, safety, necessity, convenience, general welfare, and is in accordance with good zoning practice; and

- (c) The proposal is to amend the text of the Rio Vista Village Specific Plan, SP-55B, and the associated General Plan Amendment (16-003) and Zone Change (16-003), to remove the minimum density requirement of 20 units per acre; as well as to change the zone in Planning Area 2.2 from R-6 to R-2.

Section 4. In view of all of the evidence, and based on the foregoing findings and conclusions, the Planning Commission hereby recommends as follows:

1. Recommend that the City Council adopt a Resolution to approve Specific Plan Amendment 97-55B; and
2. Recommend that the City Council adopt an Ordinance to approve Change of Zone No. 16-003; and
3. Recommend that the City Council adopt a Resolution to approve General Plan Amendment No. 16-003.

Section 5. The Secretary shall certify as to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

THE FOREGOING RESOLUTION WAS APPROVED AND ADOPTED on this 21st day of September, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Rivera, Chair

ATTEST AND APPROVED AS TO CONTENT:

Pat Milos, Community Development Director

PREPARED BY:

David Leonard
Contract Planner

APPROVED AS TO LEGAL FORM:

Erica L. Vega
Deputy City Attorney