

PLANNING COMMISSION RESOLUTION NO. P17-0

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. 97-55C, AND 2) APPROVE TENTATIVE TRACT MAP 37124.

WHEREAS, the City of the Cathedral City, California ("City") is requesting that the City take the following actions on the subject parcel:

- Specific Plan Amendment 97-55C amending the text of the Rio Vista Village Specific Plan to add Section 5.8 establishing development standards for Cluster Single Family Development; and
- Tentative Tract Map 37124 to subdivide 7.06 acres into three lots to accommodate 58 dwelling units.

WHEREAS, the City, acting as Lead Agency, has determined that Specific Plan Amendment No. 97-55C ("SPA 97-55C") and Tentative Tract Map 37124 (TTM 37124) will not have a significant impact on the environment and a Mitigated Negative Declaration is recommended;

WHEREAS, following a duly noticed public hearing on March 15, 2017, the Cathedral City Planning Commission recommended that the City Council approve SPA 97-55C and TTM 37124 and the associated adoption of the Mitigated 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. P17-0____, including, but not limited to, the following:

- (a) Cathedral City Municipal Code and Cathedral City General Plan;
- (b) Specific Plan Amendment 97-55C and Tentative Tract Map 37124;
- (c) The staff report prepared by David Leonard, Contract Planner, dated March 15, 2017;
- (d) Staff presentation at the public hearing conducted at the Planning Commission Meeting held on March 15, 2017;

- (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 March 15, 2017;
- (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 March 15, 2017, 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 Mitigated 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. 97-55C and Tentative Tract Map 37124, and bases its recommendation for the City Council to adopt an Ordinance to approve Specific Plan Amendment No. 97-55C and adopt a Resolution to approve Tentative Tract Map 37124 based on the following findings:

- (a) The proposed Specific Plan Amendment text changes and Tentative Tract Map are consistent with the established goals, policies and objectives of the General Plan;
- (b) The proposed Specific Plan Amendment and Tentative Tract Map 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-55C, and Tentative Tract Map 37124 to establish development standards and a design based on those standards for the Cluster Single Family land use category of the Rio Vista village Specific Plan.

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 97-55C; and
2. Recommend that the City Council adopt a Resolution to approve Tentative Tract Map 37124.

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 15th day of March 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

, Chair

ATTEST AND APPROVED AS TO CONTENT:

Robert Rodriguez, Development Services Manager/
Secretary to the Planning Commission

PREPARED BY:

David Leonard
Contract Planner

APPROVED AS TO LEGAL FORM:

Jennifer Mizrahi
Deputy City Attorney