

PLANNING COMMISSION RESOLUTION NO. P16-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA ESTABLISHING OFF-STREET PARKING REQUIREMENTS FOR RESORT HOTELS WITHIN CHAPTER 9.58 (OFF-STREET PARKING) OF THE ZONING CODE

WHEREAS, Chapter 9.58 (Off-Street Parking) of the Zoning Code establishes the number of required parking spaces in connection with any use at the time any building or structure is erected, or is enlarged or increased in use intensity.

WHEREAS, Section 9.58.020 of the Zoning Code does not list “resort hotel” as a use.

WHEREAS, Section 9.58.040 of the Zoning Code establishes that in cases where the use of a building, structure, or premises is not specifically mentioned, the Planning Commission may by resolution of record after hearing all pertinent information, set forth the required number of parking spaces for such use which interpretation shall thereafter govern such use.

WHEREAS, pursuant to Section 9.58.040 of the Zoning Code, the Applicant for Design Review No. 15-004 (Club Saxony Hotel and Resort) has requested that a parking requirement for “resort hotel” be set forth as a specific use in the schedule contained under Section 9.58.020 of the Zoning Code; and

WHEREAS, the City, acting as Lead Agency, has determined that the requested revision to Chapter 9.58.020 of the Zoning Code to add a specific parking requirement for “resort hotel” is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) of the CEQA Guidelines that exempts projects where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; and

WHEREAS, the Planning Commission considered all pertinent information including the staff report presented at a Planning Commission hearing held on October 19, 2016.

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

Section 1. Pursuant to the provisions of the California Environmental Quality Act (CEQA), the Planning Commission makes the following environmental determinations:

- (a) Pursuant to CEQA Guidelines Section 15061(b), the approval of the proposed project is exempt from review under the general rule that CEQA applies only to projects that may have the potential to cause a significant

effect on the environment; and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The availability and amount of parking is not an environmental impact, and parking is not required to be analyzed under CEQA.

Section 2. The Planning Commission hereby resolves as follows:

- (a) That pursuant to Section 9.58.040 (Uses Not Specified) of the Zoning Code "resort hotel" shall be established as a use requiring parking to be provided for any building or structure that is erected, or is enlarged or increased in use intensity as follows:
 - a. One and two-tenths space for each lodging unit or fraction therefor, plus one space for every 333 square feet of dining area and one space for every 100 square feet of assembly area.
 - b. All resort hotels shall hereafter be governed by the parking requirements set forth above.

Section 4. 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 19th day of October, 2016, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Rivera, Chair

ATTEST AND APPROVED AS TO CONTENT:

Robert Rodriguez, Planning Manager/
Secretary to the Planning Commission

APPROVED AS TO LEGAL FORM:

Erica L. Vega
Assistant City Attorney