

CITY COUNCIL OF CATHEDRAL CITY  
RESOLUTION NO. 2016-\_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, 1) ADOPTING A NEGATIVE DECLARATION, 2) AMENDING THE GENERAL PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL FOR PLANNING AREA 1.1 AND MEDIUM DENSITY RESIDENTIAL FOR PLANNING AREA 2.2 OF THE RIO VISTA VILLAGE SPECIFIC PLAN, 3) APPROVING A CHANGE OF ZONE TO AMEND THE TEXT OF THE MF-4 ZONE FOR PLANNING AREA 1.1 AND TO CHANGE THE ZONE FROM R-6 TO R-2 IN PLANNING AREA 2.2**

**WHEREAS**, an application was initiated by the City of Cathedral City, California ("City"), for the approval of a Specific Plan Amendment, General Plan Amendment, and Change of Zone under the provisions of the Cathedral City Municipal Code involving certain real property depicted in Exhibit 'A'; and

**WHEREAS**, the Planning Commission recommended that the City Council 1) adopt a Negative Declaration for the Rio Vista Village Specific Plan Amendment and, 2) amend the General Plan land use map to change land use designations for Planning Area 1.1 and Planning Area 2.2 of the Rio Vista Village Specific Plan and 3) approve a change of zone to amend the text of the MF-4 Zone in Planning Area 1.1 and to change the Zone from R-6 to R-2 in Planning Area 2.2 ("Actions"), as depicted in Exhibit 'B' after a public hearing held on September 21, 2016; and

**WHEREAS**, the Applicant requests a change to the General Plan Land Use Map for the Rio Vista Village Specific Plan area located north of Verona Rd., west of Landau Blvd. and south of Interstate in the City limits of Cathedral City. The project area consists of the Assessor Parcels 677-050-018 and 677-050-023; and

**WHEREAS**, the City of Cathedral City, acting as Lead Agency, has determined that the requested Specific Plan Amendment will not have a significant impact on the environment and a Negative Declaration is appropriate; and

**WHEREAS**, the City has circulated the proposed General Plan Amendment for Tribal Consultation in accordance with SB 18 and AB 52.

**WHEREAS**, the project are lies within Zone E of the Palm Springs Airport Land Use Compatibility Plan, (PSALUCP) and Airports Land Use Commission staff have determined that the project is CONSISTENT with the PSALUCP.

**THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY DOES  
HEREBY RESOLVE AS FOLLOWS:**

**Section 1. ADMINISTRATIVE RECORD**

The City Council has considered all of the evidence submitted into the administrative record adopting the General Plan Amendment for the Project Area, including, but not limited to, the following:

- (a) Cathedral City General Plan and Cathedral City Municipal Code;
- (b) Rio Vista Village Specific Plan;
- (c) Initial Study for Rio Vista Village Specific Plan;
- (d) City Council Staff Report;
- (e) Staff presentation at the public hearings conducted at the Cathedral City Planning Commission on September 21, 2016;
- (f) The record, testimony and/or comments from interested parties submitted to the City in both written and oral form at, or prior to, the public hearing conducted at the Planning Commission hearing on September 21, 2016; and
- (g) Public comments, both written and oral, received and/or submitted at, or prior to, the public hearing conducted by the City Council hearing held on October 26, 2016.

**Section 2 ENVIRONMENTAL**

**A. Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City Council makes the following findings:**

- (a) As required by CEQA Guidelines Section 15074, the City Council hereby certifies that, as the decision-making body of the Lead Agency, it has reviewed and considered the information contained in the Negative Declaration (ND) prior to approving the Project.
- (b) The City Council finds that its review of the ND reflects the Lead Agency's independent review and judgment as required by CEQA.

**B. Pursuant to the provisions of the CEQA, the City Council hereby approves the Negative Declaration.**

Based on the ND and the record before the City Council, the City Council hereby approves the ND prepared for the Rio Vista Village Specific Plan and represents the independent judgment of the City and that, based upon the analysis referenced therein, the Proposed Project will not have a significant impact upon the environment. The documents and other

material that constitute the record on which this decision is based are located in the Community Development Department in the custody of the City.

### **Section 3. GENERAL PLAN AMENDMENT**

A. The Cathedral City General Plan is hereby amended to change the land use designations for Planning Area 1.1 and Planning Area 2.2 of the Rio Vista Village Specific Plan. The Project Area consists of the Assessor Parcels 677-050-018 and 677-050-023; and

B. Attached as Exhibit 'C' is the Specific Plan MF-4 text amendment.

### **Section 4. GENERAL PLAN FINDINGS**

The City Council finds as follows:

- (a) The proposed Specific Plan Amendment, which consists of modifying the Specific Plan map and the General Plan Land Use Map for the Rio Vista Village Specific Plan, includes policies and objectives to:
  - i. Establish a distinctive village center containing open space, civic uses, recreation, and goods and services for daily life;
  - ii. Create a mixed-use community offering a variety of housing types, densities, and price ranges that strengthens Cathedral City's economic base;
  - iii. Create compact, walkable neighborhoods and mixed use districts that support healthy living and multiple transportation options;
- (b) The proposed General Plan Amendment will respond to market demand for housing density at the lower end of the High Density designation and concentrate population within walking distance of an elementary school and community recreation center;
- (c) The proposed General Plan Amendment is consistent with the established goals, policies, and objectives in the Cathedral General Plan and the Rio Vista Village Specific Plan;
- (d) The proposed General Plan Amendment is necessary and proper at this time, and is not likely to be detrimental to the adjacent properties or residents;
- (e) The proposed General Plan Amendment and Specific Plan Amendment were circulated in compliance with SB18 and AB 52 and no significant issues were identified; and

- (f) Any and all other findings contained in the Staff Report, during testimony, and orally made at the hearing on the General Plan Amendment.

**Section 5. EFFECTIVE DATE**

This resolution shall not become effective until 30 days following the approval of these Amendments by the City Council.

**Section 6. CERTIFICATION**

The City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions of the City; and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council, in the minutes of the meeting at which Resolution is passed and adopted.

Ayes:  
Noes:  
Abstain:  
Absent:

APPROVED and ADOPTED this 26th day of October 2016.

\_\_\_\_\_  
Stan Henry. Mayor

ATTEST:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Gary Howell  
City Clerk

\_\_\_\_\_  
Pat Milos  
Community Development Director

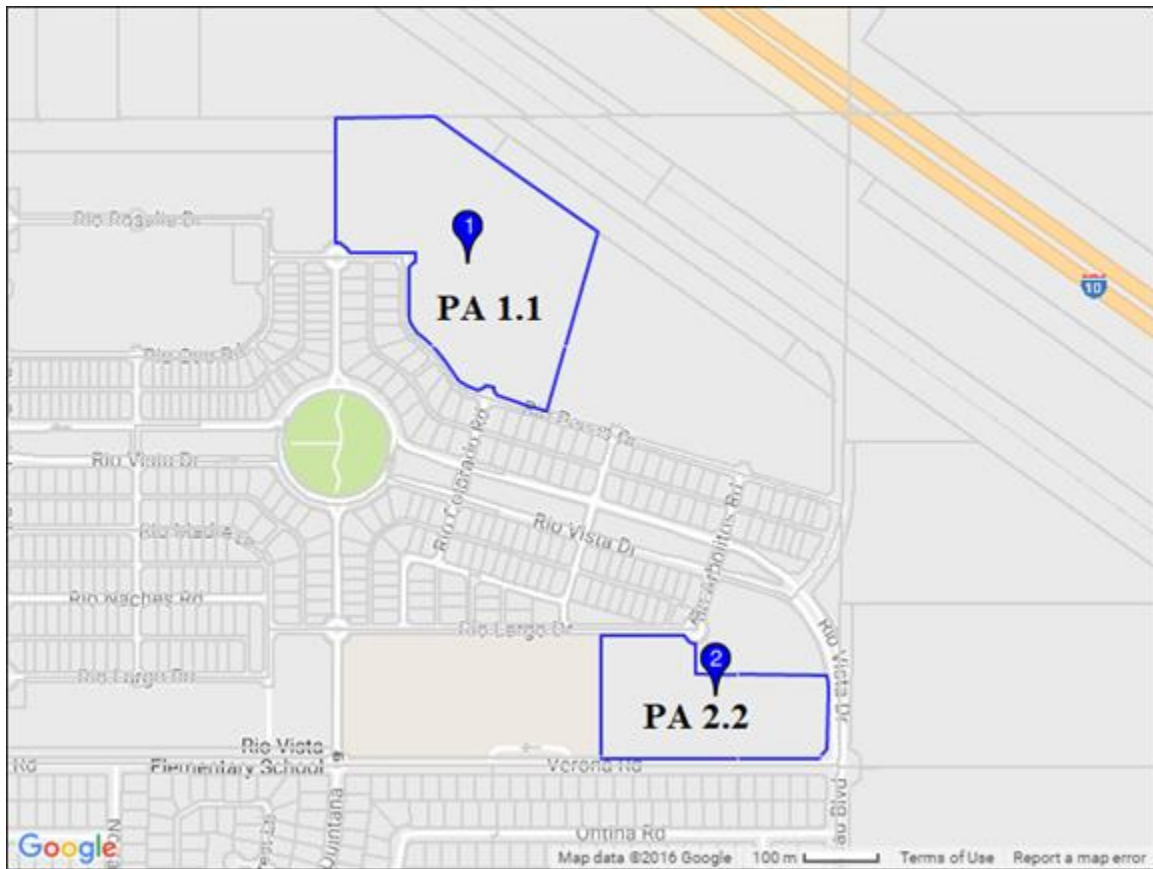
APPROVED AS TO FORM:

\_\_\_\_\_  
Eric Vail  
City Attorney

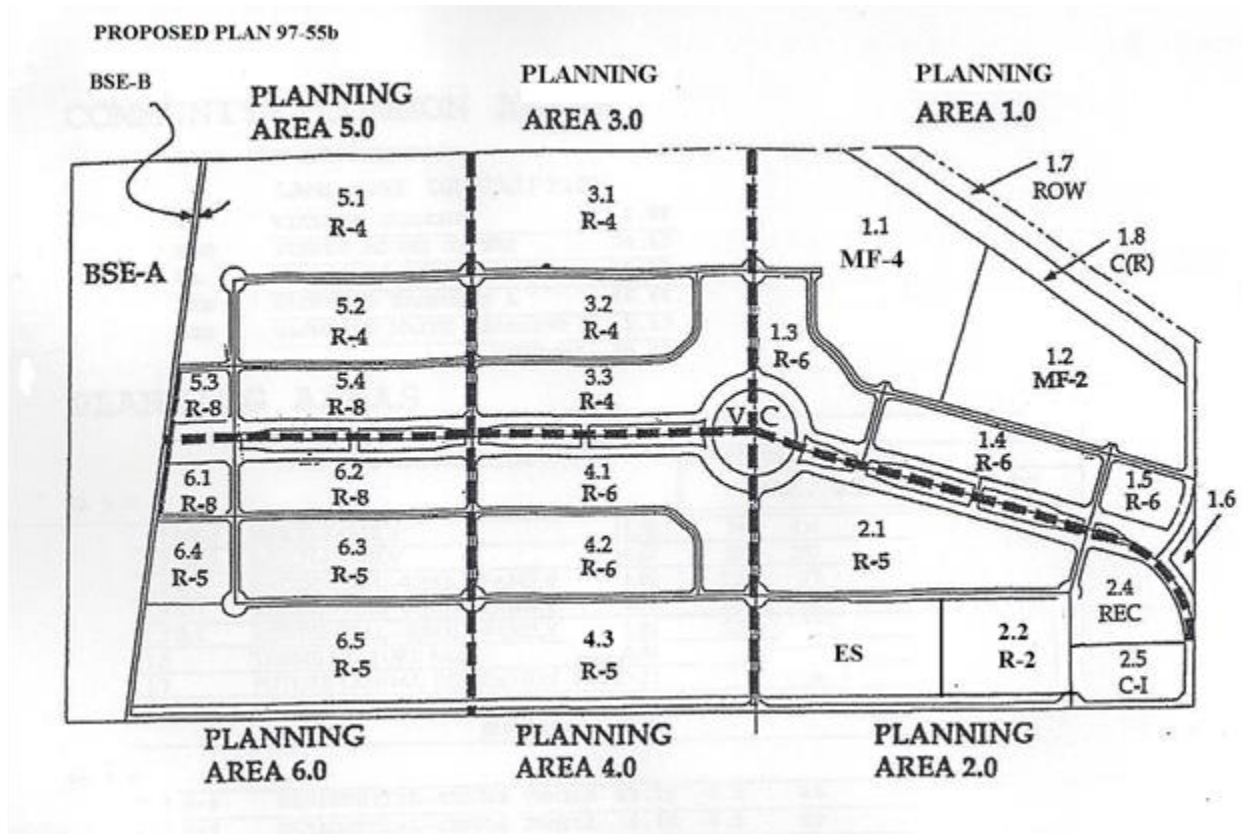
REVIEWED BY:

\_\_\_\_\_  
Charles McClendon  
City Manager

## EXHIBIT 'A'



# EXHIBIT 'B'



## EXHIBIT 'C'

### SPECIFIC PLAN TEXT AMENDMENTS

The proposed Rio Vista Village Specific Plan amendment proposes the following text changes for Planning Area 1.1 as referenced by section number:

4.3.3 Lower densities are permitted within any planning area than in addition to those listed in the Planning Area plan (Exhibit 4-D),

5.1.1 PERMITTED RESIDENTIAL USES: The following residential uses are permitted.

- A. Within all residential planning areas,
  - (1) Single family dwellings on individual lots, including detached guest suites, studios, etc.
  - (2) Attached or detached garages and carports.
  - (3) Adult age-restricted dwellings and/or projects.
- B. Single family detached dwellings within condominium regimes.
- C. Within use classification "MF-4" in Planning Area 1.1, and "MF-2" in Planning Area 1.2
  - (1) Attached dwellings are permitted. These dwelling may be in condominium ownership or may be developed as rental properties. Related recreational and support service uses such as recreation facilities, swimming pools, restrooms, enclosed storage areas, meeting rooms, management office and manager's unit are also permitted.
  - (2) Cluster single family dwellings on lots no smaller than 2000 SF.
- D. Assisted care facilities in Planning Area 2.2

#### 5.2.1 ALLOWABLE DENSITIES BY LOT SIZE. (NO CHANGES PROPOSED)

TYPE	USE SYMBOL	MAX. DENSITY DU.AC	MIN AREA (SF)
SFD	R-4	8	4000
SFD	R-5	6.5	5000
SFD	R-6	5.5	6000
SFD	R-8	4.5	8000
TYPE	USE SYMBOL	MAX. DENSITY DU.AC	MIN AREA (SF)
CLUSTER SFD	R-2	15	2000
RENTALS	MF-2	20	
	MF-4	24	
ATTACHED SFD	ASF-4	15	

Planning Area 1.1 is designated as MF-4. The maximum density for the MF-4 land use category is 24 DU/AC, consistent with the General Plan designation of RH and as shown in Exhibits 4-D and 4-E of the approved Specific Plan. The proposed amendment removes the required minimum number of dwelling units per acre. All other requirements remain in effect.