

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 90-43A AND CHANGE OF ZONE NO. 17-001.

WHEREAS, Specific Plan No. 90-43 was adopted by the City Council of the City of Cathedral City by Ordinance Number 295 on July 24, 1990.

WHEREAS, the City, acting as Lead Agency, has determined that Specific Plan Amendment No. 90-43A ("SPA 90-43A") and Change of Zone No. 17-001 ("CZ 17-001") will not have a significant impact on the environment and is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15601 (b) (3) of the State CEQA Guidelines

WHEREAS, following a duly noticed public hearing on July 19, 2017, the Cathedral City Planning Commission recommended that the City Council approve SPA 90-43A and CZ 17-001 and the associated exemption to the California Environmental Quality Act (CEQA) pursuant to section 15601 (b) (3) of the State CEQA Guidelines.

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. _____, including, but not limited to, the following:

- (a) Specific Plan No. 90-43;
- (b) Cathedral City Municipal Code and Cathedral City General Plan;
- (c) The Staff Report prepared by Robert Rodriguez dated July 19, 2017, including all Exhibits attached hereto;
- (d) Staff presentation at the public hearing conducted at the Planning Commission Meeting held on July 19, 2017;
- (e) Testimony and/or comments from interested parties including the Applicant and its representatives submitted to the City in both written and oral form at, or prior to, the public hearing conducted at the Planning Commission Meeting held on July 19, 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 July 19, 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:

That the City of Cathedral City acting as lead agency has determined that Specific Plan Amendment No. 90-43A and Change of Zone No. 17-001 is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, the general rule that applies only to projects that 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 project may have a significant effect on the environment, the project is not subject to CEQA.

Section 3. The Planning Commission has considered all of the evidence submitted into the administrative record for proposed Specific Plan Amendment No. 90-43A and Change of Zone No. 17-001 and bases its recommendation for the City Council to adopt an Ordinance to approve Specific Plan No. 90-43A and Change of Zone No. 17-001 on the following findings:

- (a) The proposed Change of Zone from PLC (Planned Limited Commercial) to PCC (Planned Community Commercial) for Planning Unit 1 of Specific Plan 90-43 is consistent with the current CG (General Commercial) General Plan land use designation;
- (b) The proposed Change of Zone is in the best interests of the public health, safety, necessity, convenience, and general welfare, and is in accordance with good zoning practice.
- (c) The proposed Specific Plan Amendment is consistent with the established goals and objectives in the Specific Plan; and
- (d) The proposed amendments are consistent with existing land uses.

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) That the City Council adopt an Ordinance approving Specific Plan Amendment No. 90-43A and Change of Zone No. 17-001.

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 19th day of July, 2017, 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

PREPARED BY:

Robert Rodriguez
Planner Manager

APPROVED AS TO LEGAL FORM:

Erica L. Vega
Assistant City Attorney