

PLANNING COMMISSION RESOLUTION NO. 17-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CATHEDRAL CITY, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING THE NORTH CITY SPECIFIC PLAN AND NORTH CITY EXTENDED SPECIFIC PLAN TO ALLOW CANNABIS BUSINESSES IN THE PLAN AREAS AND REDUCE THE COMMERCIAL FLOOR AREA REQUIREMENTS IN THE MIXED USE – URBAN DISTRICTS.

WHEREAS, the North City Specific Plan (NCSP) area is nearly 5,000 acres in size, and the North City Extended Specific Plan (NCESP) area is approximately 580 acres; and

WHEREAS, together, the NCSP and NCESP encompass all areas of the City north of Interstate 10; and

WHEREAS, the NCSP and NCESP establish zoning districts for areas within the plans' boundaries, including Business Park and Mixed Use-Urban districts in the NCSP, and Mixed Use-Urban, Mixed Use-Neighborhood, and Light Industrial districts in the NCESP; and

WHEREAS, the NCSP and NCESP both require a minimum of 35% of the gross floor area in a mixed used development in the Mixed Use – Urban districts to be devoted to commercial uses; and

WHEREAS, the City Council desires to allow cannabis businesses in the Mixed Use-Urban and Business Park districts in the NCSP, and in the Mixed Use-Urban, Mixed Use-Neighborhood, and Light Industrial districts in the NCESP, subject to the regulations on such uses that exist in Chapters 5.88 and 9.108 of the Cathedral City Municipal Code, and to reduce the commercial floor area requirement in the Mixed Use – Urban districts to 10% in both the NCSP and NCESP; and

WHEREAS, the City has referred this proposed specific plan amendment to all of the agencies and entities required by Government Code section 65352 and consulted with those agencies and entities requesting consultation; and

WHEREAS, on October 18, 2017 the Planning Commission held a public hearing noticed in accordance with Government Code section 65353 on the proposed amendments to the NCSP and NCESP and recommended that the City Council adopt the proposed amendments.

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

SECTION 1. FINDINGS.

A. General Plan Consistency. Amending the NCSP and NCESP to allow all cannabis businesses in the Business Park, Light Industrial, Mixed Use-Urban, and Mixed Use-Neighborhood (NCESP only) districts is consistent with the City's General Plan. Policy 5 of the Community Development Element of the General Plan states that land planning for the North City area shall take into account the limited infrastructure and physical constraints in the North City. Cannabis businesses, especially cultivation and manufacturing uses, do not generate high traffic volumes or result in large infrastructure needs as compared to other uses that are appropriate in Light Industrial, Business Park and Mixed Use-Urban districts. Therefore, it is appropriate to encourage cannabis uses to locate in the North City area. In addition, reducing the minimum amount of commercial floor area required in the Mixed Use – Urban district to 10% will promote development in these districts by ensuring there is a residential base to serve the commercial development.

B. CEQA. An EIR was certified for the NCSP in 2009, which was also relied upon for the approval of the NCESP. In accordance with CEQA Guideline 15162, no additional CEQA review is required for this specific plan amendment as there is no substantial evidence in the record that this amendment would require “major revisions” to the EIR “due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.” The addition of cannabis uses to the list of conditionally permitted uses in the Light Industrial, Business Park, Mixed Use-Urban, and Mixed Use-Neighborhood (NCESP only) districts will not create any new environmental impacts or substantially increase the severity of previously identified environmental impacts. These uses are consistent with the types of uses already allowed in these districts and analyzed in the EIR.

SECTION 2. RECOMMENDATION.

Based on the findings in Section 1 of this Resolution, the Planning Commission recommends that the City Council adopt the ordinance attached hereto as Exhibit A.

SECTION 3. CERTIFICATION.

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 1st day of November, 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

APPROVED AS TO LEGAL FORM:

Erica L. Vega
Assistant City Attorney

EXHIBIT A