

Legislation Details (With Text)

File #: 2016-339 **Version:** 1 **Name:**
Type: Staff Report **Status:** Agenda Ready
File created: 8/30/2016 **In control:** Planning Commission
On agenda: 9/7/2016 **Final action:**
Title: CASE NO. Verano / Rio Vista Village
Specific Plan Amendment No. 97-55B
General Plan Amendment No. 16-003
Change of Zone Case No. 16-003

APPLICANT: City of Cathedral City

Sponsors:

Indexes:

Code sections:

Attachments: 1. SPA 97-55B PC Hearing Notice

Date	Ver.	Action By	Action	Result
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Planning Commission

MEETING DATE: 9/7/2016

TITLE:

CASE NO. Verano / Rio Vista Village

Specific Plan Amendment No. 97-55B
General Plan Amendment No. 16-003
Change of Zone Case No. 16-003

APPLICANT: City of Cathedral City

STAFF PLANNER:

David Leonard, Contract Planner

RECOMMENDATION:

CONTINUANCE to provide public review of the Negative Declaration pursuant to the CEQA guidelines, and to accommodate the Consulting Planner schedule, pursuant to Public Resources Code § 21080.3.1 (AB52) to September 21, 2016.

REQUEST:

A Specific Plan Amendment to the Rio Vista Village Specific Plan to 1) Amend the text of the MF-4 land use category requirements establishing a minimum density; 2) Allow a density transfer between Planning Area 1.1 and Planning Area 2.2; and 3) a zone change for Planning Area 2.2 from R-6 to R-

FINDINGS:

None associated with this action

BACKGROUND:

“Verano” at Rio Vista Village is a residential development guided by the Rio Vista Village Specific Plan (Specific Plan) originally approved in 1998. The Specific Plan sets forth land use requirements, development standards, design guidelines, and implementation plans to guide development within the Specific Plan area. Portions of the Verano development have been constructed since adoption of the Specific Plan. Amendments to the Verano development are subject to Tribal consultation procedures established under SB 18 and AB 52. The 90-day SB 18 process occurred between March 8 and June 8, 2016.

ANALYSIS:

AB52 requires that the City offer consultation to the participating Tribes within 14 days of a project has been deemed complete. Due to a modification to the proposed specific plan amendment, the project was not deemed complete until August 1, 2016. Notices were sent to the participating Tribes on that date. The participating Tribes have 30 days to respond to that request

The Contract Planner prepared a Negative Declaration for the project. However to insure that the public review process is in compliance with the CEQA guidelines the document has been made available for a minimum of twenty (20) days. (September 20)

In addition, the Consulting Planner has a scheduling conflict with the September 7 hearing date of the Planning Commission meeting and requested the continuance to the September 21 meeting.

The City, as the project applicant, is in agreement with the continuance.

ENVIRONMENTAL ANALYSIS:

None associated with this action.

PUBLIC NOTIFICATION:

Requirements have been met for the continuance.

ATTACHMENTS:

1. Public Hearing Notice

