



# Staff Report

City Council

Item No. {{section.number}}.B

---

**Meeting Date:** August 14, 2024

**From:** Andrew Firestine, Community and Economic Development Director

**Title:** General Plan Amendment No. 24-001

---

## **RECOMMENDATION:**

1. Find that no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).
2. Adopt a resolution approving General Plan Amendment No. 24-001 based on the findings and conclusions contained in the staff report.

## **FINDINGS:**

Find that no further environmental review is required under the California Environmental Quality Act (CEQA) pursuant to state CEQA guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

1. Find that the previously adopted Environmental Impact Report (the “Adopted EIR”) prepared for the 2040 General Plan (the “General Plan Update”) approved on July 28, 2021, has adequately identified the impacts associated with the project and no further review is required pursuant to Section 15162 of the California Environmental Quality Act (“CEQA”) and based on the following findings:
    - a. No substantial changes are proposed that would require major revisions of the previously Adopted EIR for the General Plan Update (approved July 28, 2021) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
    - b. No substantial changes have occurred with respect to circumstances under which the project was undertaken that would require major revisions of the previously Adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
    - c. No new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previously Adopted EIR was approved has been identified; and
-

- d. The General Plan Amendment would revert approximately 3.4 acres designated on the General Plan Land Use Map for CN (Neighborhood Commercial) back to RL (Low Density Residential). On the basis that it can generally be assumed that low density residential land uses would result in comparable or less intense environmental impacts than commercial uses, it is reasonable to assume the proposed General Plan Amendment would result in equal or less intense impacts than those evaluated in the Adopted EIR.

Approve General Plan Amendment No. 24-001 based on the following findings:

1. The proposed General Plan Amendment (“GPA”) from CN (Neighborhood Commercial) to RL (Low Density Residential), consistent with the land use designation in place prior to the adoption of the 2040 General Plan Update. The proposed change in land use designation is consistent with the established goals, policies and objects of the General Plan;
2. The proposed GPA is consistent with the General Plan Housing Element. The subject site comprises a portion of site #11 identified in the Housing Element land inventory for above-moderate-income units. In combination with other units proposed and approved, the residential development of the subject site as facilitated by the GPA will enable the city to meet its Regional Housing Needs allocation. The current designation of the site as CN (Neighborhood Commercial) is inconsistent with the Housing Element land inventory. The proposed GPA would resolve this inconsistency between the General Plan Land Use Map and the General Plan Housing Element.
3. The proposed GPA is consistent with entitlements for the site (Tentative Tract Map No. 37755 and Planned Unit Development No. 19-001A) that were approved prior to the adoption of the 2040 General Plan Update. These entitlements are approved to subdivide APNs 670-130-004, -005, -014, and -015 into 110 single family lots. The current designation of the subject site, as CN (Neighborhood Commercial), is inconsistent with the approved entitlements for the residential development of APNs 670-130-014 and -015. The proposed GPA would resolve this inconsistency between the General Plan Land Use Map and approved entitlements that pre-date the 2040 General Plan Update.
4. It is in the best interest of the community to have an internally consistent General Plan and maintain a certified Housing Element.
5. Adoption of this General Plan Amendment is not in conflict with Section 65358(b) of the California Government Code relating to the number of amendments permitted per year, because this amendment is the first amendment of calendar year 2024.

## **BACKGROUND:**

General Plan Amendment No. 24-001 proposes to change the designation of an approximately 3.43-acre rectangular area along the Ramon Road frontage of Assessor’s Parcel Number (APN) 670-130-014 and 670-130-015 from CN (Neighborhood Commercial) to RL (Low Density Residential (2-4.5 du/ac)).

The RL (Low Density Residential) designation provides for single-family residential

development on individual lots typically ranging from about 7,500 to 20,000 square feet. The CN (Neighborhood Commercial) designation provides for neighborhood-scale shopping integrated with, and conveniently located as a part of, residential areas.

The 2040 General Plan Update was adopted by the City Council on July 28, 2021. An Environmental Impact Report prepared for the 2040 General Plan Update was also adopted by the City Council on July 28, 2021.

The 2040 General Plan Update changed the land use designation of the 3.43-acre portion of APNs 670-130-014 and 670-130-015 from RL (Low Density Residential) to CN (Neighborhood Commercial). The proposed amendment would reverse that change, reverting the General Plan land use designation of the 3.43 acres back to RL.

The approximately 3.43-acre subject site is also part of the project site for the Mountain View Estates development, comprised of Tentative Tract Map No. 37755 (110 single family lots) and Planned Unit Development No. 19-001. These entitlements were approved by the City's Planning Commission on September 16, 2020. When the entitlements were approved for Mountain View Estates in 2020, the four parcels were entirely designated as RL (Low Density Residential).

An application re-filing Tentative Tract Map (TTM) No. 37755 was approved by the Planning Commission on June 5, 2024. Pursuant to Condition of Approval No. 3.23 for TTM No. 37755, the final tract map shall not be accepted by the City Council until the City Council has adopted General Plan Amendment No. 24-001.

#### PLANNING COMMISSION

The Planning Commission held a public hearing for General Plan Amendment No. 24-001 on July 17, 2024. The Planning Commission voted unanimously to recommend that the City Council adopt the proposed General Plan Amendment.

#### **DISCUSSION:**

#### ANALYSIS

The proposed General Plan Amendment is appropriate for the following reasons:

- The proposed GPA is consistent with the land use designation in place prior to the adoption of the 2040 General Plan Update and corrects the inconsistency created by the 2040 General Plan Update Land Use Map and the approved Mountain View Estates TTM No. 37755
- The subject site is included in the Housing Element as part of site #11 in the land inventory for the Regional Housing Needs Assessment (RHNA). This land inventory, presented in Table H-37 of the Housing Element, provides a list of parcels available to meet the City's RHNA allocation. The City's RHNA allocation for 2022-2029 estimates that a total of 2,549 housing units will be built in Cathedral City. Of these housing units, 1,199 units are expected to be constructed as single-family units for those of above moderate income

---

The subject site comprises a portion of site #11 identified in the Housing Element land

inventory for above-moderate-income units. In combination with other units proposed and approved, the residential development of the subject site as facilitated by the GPA will enable the city to meet its Regional Housing Needs allocation. The current designation of the site as CN (Neighborhood Commercial) is inconsistent with the Housing Element land inventory. The proposed GPA would resolve this inconsistency between the General Plan Land Use Map and the General Plan Housing Element.

#### **TRIBAL REVIEW**

In accordance with Senate Bill 18, the project proposal was sent to local and regional Native American tribes on May 22, 2024 for review and comment. At the time of writing, two responses have been received.

The Augustine Band of Cahuilla Indians responded on May 28, 2024, indicating that no further consultation is needed.

The Agua Caliente Band of Cahuilla Indians (ACBCI) responded on July 10, 2024, requesting consultation. A consultation meeting with a representative of the ACBCI Tribal Historic Presentation Office was held on July 16, 2024. Following this meeting, the Tribe provided a letter concluding the consultation.

#### **FISCAL IMPACT:**

This project is being initiated by the Cathedral City Department of Community and Economic Development. Other than standard costs associated with staff time, public notification and Tribal consultation, no adverse fiscal impact will occur.

#### **FIVE-YEAR STRATEGIC PLAN:**

##### **GOAL F – EMBRACING, INCLUSIVE COMMUNITY**

Objective: Cathedral City is valued and respected as a community that welcomes and embraces diversity, has an abundance of high quality and affordable housing options and vibrant businesses. Our neighborhoods are attractive, well-maintained, and issues surrounding homelessness have been compassionately addressed with thoughtful, coordinated, and collaborative programs.

#### **ATTACHMENTS:**

Attachment 1: Resolution No. \_\_\_\_\_

Attachment 2: Site Plan

Attachment 3: Senate Bill 18 Response Letters