

City Council Members - Zoning Code Priorities

Ranking of land use policy statements by City Council to guide the Zoning Code Update. From here, the consultant will be directed to provide a modern, streamlined zoning code that delivers the City's long-range vision in the General Plan, through the lens of Council's policy objectives.

* Required

1. The following distinction may be helpful in answering the first few questions: *design guidelines direct forms and appearance of the buildings such as roof types, building arrangement, and architectural styles, while development standards prescribe land preparation and setting such as setbacks, height, drainage, landscaping, parking. Both design guidelines and development standards may be tailored to apply to specific areas and/or types of development.*

Which areas of the City should Design Guidelines apply to? *

Please select at most 5 options.

- Downtown Cathedral City
- Commercial and mixed-use properties within the City
- Multi-family residential projects (of a specified size)
- All residential, including multi-family and single-family
- Design Guidelines shouldn't apply anywhere
- Other

2. Design Guidelines may be objective (prescriptive or "fixed") or they may be subjective (flexible, open to interpretation). How should the City's Design Guidelines be formatted: *

	Strongly agree	Agree	Disagree	Strongly disagree
Guidelines should be objective, leaving less room for interpretation or flexibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow for an alternate compliance where strict adherence to the standards would not allow for a non-standard design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Guidelines should be more subjective, allowing more room for creativity and flexibility in design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Which of the following development standards (*setbacks, height, parking, landscape, etc.*) would you like to see as priorities with this Zoning Code Update: *

Please select at most 5 options.

- The Downtown should have separate development standards from other commercial areas and zoning districts
- Development standards should be based on the area or the zoning district

- Development standards should apply to multi-family development (of a specified size)

- The City should create a process to consider alternative development standards for proposals that do not meet the standards, but would produce a higher quality project than if a strict adherence to the standards was required
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- Consider spacing between certain types of businesses (such as auto repair and auto body shops, resale of used goods, cannabis facilities, personal service businesses) to promote business diversity within specific geographic locations or neighborhoods
-

- Modify residential development standards to promote greater development intensity and promote housing supply production, which may include increasing height limits, reducing minimum lot or dwelling unit sizes, decreasing setbacks, and increasing lot coverage
-

- None of the above

- Other

4. Which of these tools should the City leverage to promote economic development and infill opportunities : *

- Reduced parking standards when supported by shared parking arrangements

- Develop flexible parking standards that reflect today's lifestyles (ie: shop or work from home)

- Incorporate parking maximums

- Assess the Downtown Residential Neighborhood and Mixed Use Commercial zoning districts to ensure allowed uses provide appropriate opportunities in the downtown, and that the development standards are aligned with goals for these areas
-

- Expedite development approvals as appropriate that will attract a mix of primary jobs and housing to deliver proper growth and promote prosperity (similar to Resolution 2022-57, but with more specific objectives)
-

- Promote administrative level approvals for identified types of projects that support stated economic development objectives
-

- Expedite review of mixed-use or infill development that includes housing and neighborhood level commercial services
- Other

5. The following tools are recognized by California Department of Housing and Community Development as qualifications for the HCD Prohousing designation. Which of these should the City consider including in the Zoning Code update to increase housing supply: *

- Allow smaller multi-family projects (triplex, fourplex, or up to a specific number of units) by right in low-density single-family residential zones
- Create ministerial review process for certain housing types or applications for fewer than a specified number of units
- Require infill sites/vacant properties to include a minimum proportion of development as housing
- Increase the density bonus above what is prescribed by State law and adopted into the Municipal Code by reference
- Increase lot coverage allowance when the increase is to construct an ADU
- Reduce or eliminate minimum parking standards, with or without related provisions such as proximity to transit or other multi-modal options
- Promote housing supply production through incentivizing standards (allowing more height, less setback) for specific housing types
- None of the above
- Other

6. Please place the following policy objectives in order of preference. Note that some of these policies mentioned in the section above are also included here. The goal of this question is to assess and prioritize the policy goal's importance: *

Allow departmental or staff level approvals of certain developments to reduce time and minimize the need for board and committee meetings

Evaluate allowed non-residential uses to ensure they are appropriate in their zoning districts, and create a process to allow some unlisted uses (which are prohibited)

Create new development opportunities through incentives or other means for mixed-use development

Apply performance standards to support economic development by ensuring a good mix of primary jobs and key businesses

Promote uses and development patterns that support pedestrians, cyclists, and transit use

Promote housing supply production through a variety of robust allowances or incentives

Update the parking standards to reflect changing transportation choices, increase shared parking, and support multi-modal transit/access

Address climate resilience and urban heat and provide incentives for mitigations such as renewable energy and turf removal, renewable energy generation, and hazard area planning



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