

PLANNING COMMISSION RESOLUTION NO. PC 2024-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CATHEDRAL CITY, CALIFORNIA RECOMMENDING CITY COUNCIL
ACTION ON:**

The Wren Apartments General Plan Amendment 23-002, Change of Zone 23-001 and Design Review No. 23-002 ("Project")

**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 including, but not limited to, the following:

1. Cathedral City Municipal Code and Cathedral City General Plan;
2. The Staff Report prepared for the Planning Commission meeting of November 20, 2024 by Cynthia Schultz, including all Exhibits attached hereto;
3. Staff presentation at the public hearing conducted at the Planning Commission Meeting held on November 20, 2024;
4. 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 November 20, 2024;
5. 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 November 20, 2024; supporting and/or opposing the staff recommendation.

Section 2. In view of all of the evidence, and based on the findings and conclusions contained in the attached staff report, the Planning Commission hereby recommends that the City Council of the City of Cathedral City take the following actions:

ADOPT the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project; and

ADOPT a Resolution approving General Plan Amendment 23-002 to amend the

Land Use Map for the Project parcel from General Commercial (CG) to High Density Residential (RH) based on the findings and conclusions contained in the staff report and attached thereto; and

APPROVE an Ordinance to change the Zoning Map, Change of Zone 23-001, for the Project parcel from Planned Community Commercial (PCC) to Multiple-family Residential (R3) based on the findings and conclusions contained in the staff report and attached thereto; and

APPROVE Design Review 23-002, based on the findings and conclusions contained in the staff report and subject to the attached conditions of approval.

Section 3. 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. If there is any conflict between the findings and actions included in this resolution and those included in the November 20, 2024, staff report attached hereto, the staff report shall apply.

THE FOREGOING RESOLUTION WAS APPROVED AND ADOPTED on this 20th day of November 2024, by the following vote:

AYES: Commissioners Malacoff, Lee, MacPhail, Mead
NOES: none
ABSTAIN: None
ABSENT: Commissioner Bedard


Rich Malacoff, Chair

ATTEST AND APPROVED AS TO CONTENT:


Andrew Firestine, Director of Community
and Economic Development
Secretary to the Planning Commission

APPROVED AS TO LEGAL FORM:

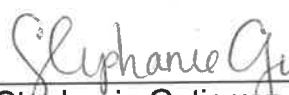

Stephanie Gutierrez
Deputy City Attorney

Exhibit A

RESOLUTION No. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY,

CALIFORNIA ADOPTING GENERAL PLAN AMENDMENT 23-002 TO REVISE THE LAND USE DESIGNATION OF APPROXIMATELY 10.48 ACRES DESIGNATED AS CG (GENERAL COMMERCIAL) ON THE GENERAL PLAN LAND USE MAP TO RH (HIGH DENSITY RESIDENTIAL)

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law (Division 1 Title 7 of the California Government Code) on July 28, 2021, the City of Cathedral City adopted Resolution No. 2021-24 adopting the 2040 General Plan Update to provide comprehensive, long-range planning guidelines for future growth and development which incorporates the following thirteen elements: Land Use, Circulation and Mobility, Housing, Parks and Recreation, Community Design, Arts and Culture, Economic and Fiscal Health, Environmental Justice, Healthy and Sustainable Community, Open Space and Conservation, Air Quality and Climate Stability, Safety, and Public Services and Facilities. Each element of the General Plan provides Goals, Programs, and Policies as required by State Law; and

WHEREAS, General Plan Amendment 23-002 proposes to amend the General Plan Land Use Map so that the designation of the approximately 10.48-acre rectangular area along Date Palm Drive, Assessor's Parcel Number 670-110-043 is designated RH (High Density Residential) from CG (General Commercial); and

WHEREAS, the RH (High Density Residential (20-24 du/ac) designation permits multiple-family residential development is proposed for application to the subject site; and

WHEREAS, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were proposed for the Project subject to California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15074; and

WHEREAS, on November 20, 2024, the Planning Commission conducted a duly noticed public hearing on General Plan Amendment 23-002 at the City of Cathedral City Council Chambers, and adopted a Resolution recommending that the City Council adopt General Plan Amendment 23-001 to amend the General Plan Land Use Map; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. The Recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. Based upon the foregoing, oral and written testimony presented by members of the public and City staff (including reports and presentations made at the public hearing), the City Council hereby adopts the Initial Study and Mitigated Negative Declaration pursuant to State

CEQA Guidelines, Section 15074, as follows:

1. Based on the Initial Study/Mitigated Negative Determination and Mitigation Monitoring and Reporting Program along with the special studies attached in the Appendices, all attached hereto and incorporated herein by this reference, and an evaluation of the City of Cathedral City's General Plan, it has been determined the Project will not have a significant impact on the environment.

Section 3. Based upon the foregoing, oral and written testimony presented by members of the public and City staff (including reports and presentations made at the public hearing), the City Council hereby adopts General Plan Amendment 23-002 based on the following findings:

1. The General Plan anticipates periodic revision to ensure City ordinances and policies are maintained in conformance with the General Plan; and
2. The proposed General Plan Amendment would provide additional land designated for housing in accordance with Housing Element Policy 1.A that seeks to ensure the City has sufficient residentially designated land and appropriate zoning exists to meet the City's housing needs; and
3. The General Plan Amendment would amend the Land Use Map category for approximately 10.48 acres designated on the General Plan Land Use Map as CG (General Commercial) to RH (High Density Residential); and
4. The proposed General Plan Amendment will allow for additional multi-family residential development consistent with Housing Element Program 1.A.2 --Maintain land use and zoning designations in the General Plan and zoning maps that allow for diversity of housing types and densities.
5. The proposed General Plan Amendment will allow for infill housing development within already urbanized areas of the corporate boundaries of the City consistent with Administration Policy 7 of the General Plan; and
6. The proposed General Plan Amendment is consistent with Policy 3 of the Economic and Fiscal Health Element to encourage higher density infill development which uses existing utilities, infrastructure, and services; and
7. The proposed General Plan Amendment is consistent with Action F-7 of the City's Strategic Plan to support diverse, accessible, and affordable housing; and
8. 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 second amendment of calendar year 2024.

THE FOREGOING RESOLUTION WAS APPROVED AND ADOPTED on this 8th day of January 2025, by the following vote:

AYES:

NOES:

ABSTAIN:
ABSENT:

Mark Carnevale, Mayor

APPROVED AS TO LEGAL FORM:

Eric S. Vail, City Attorney

Exhibit A.1

EXHIBIT DEPICTING THE EXTENT SUBJECT TO RESOLUTION OF THE
CITY COUNCIL TO AMEND THE LAND USE MAP OF THE GENERAL PLAN 23-002



Exhibit B

ORDINANCE NO. ____

ZONING MAP AMENDMENT CZ 23-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND ADOPTING AN AMENDMENT TO THE ZONING MAP (CHANGE OF ZONE 23-001)

WHEREAS, the City Council of the City of Cathedral City (the “City Council”) desires to increase housing units available to local residents and workforce members; and

WHEREAS, the Zoning Map was adopted by City Council by Ordinance 861 on September 14, 2021; and

WHEREAS, on October 19, 2023, S2 Builders, represented by Stefan Vogel, (“Applicant”) submitted an application to amend the General Plan (GPA 23-002), a Change of Zone (CZ 23-001) and Design Review 23-002 (“Project”). The Project proposes to construct 12 apartment buildings to include a total of 204 apartment dwelling units, along with a clubhouse, and recreation facilities including a pool and open space; and

WHEREAS, the Change of Zone will support the goals of the General Plan, including the Housing Element, and the City’s Strategic Plan promoting increased housing production; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared for the Project, pursuant to the provisions of the California Environmental Quality Act (CEQA), which determined that the potential impacts to air quality, biological, cultural and Tribal cultural, noise, could be mitigated to levels of insignificance; and

WHEREAS, on November 20, 2024 the City of Cathedral City Planning Commission considered the proposed Project during a duly noticed, regularly scheduled public hearing, and, after considering all evidence, including public testimony, both written and oral, voted to adopt a Resolution recommending that the City Council adopt General Plan Amendment 23-002, Change of Zone 23-001, and approve Design Review 23-002 for the Project; and

WHEREAS, on January 8, 2025 the City Council held a duly noticed public hearing to consider the Planning Commission’s recommendation on the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. CITY COUNCIL RECORD. The City Council has considered all of the evidence, including written and oral communications submitted into the administrative record for the provisions listed in this Ordinance No. _____, including, but not limited to, the following:

1. Cathedral City Municipal Code and Cathedral City General Plan, including the adopted General Plan and Land Use Map;
2. The Staff Report prepared by Cynthia Schultz, including all Exhibits attached thereto;
3. Staff's presentation at the public hearing conducted at the City Council meeting held on January 8, 2025;
4. Planning Commission Resolution No. __, A Resolution of the Planning Commission of the City of Cathedral City, California Recommending City Council Action on the Project, outlining each recommended action; and
5. Testimony and/or comments on the Project 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 City Council meeting held on January 8, 2025; and
6. Public comments on the Project, both written and oral, received and/or submitted at, or prior to, the public hearing conducted at the City Council meeting held on January 8, 2025.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The City Council hereby adopts an Initial Study/Mitigated Negative Declaration and Mitigation Measures and Monitoring Program prepared for the Project.

SECTION 3. ZONING MAP AMENDED. The City Council hereby amends the Zoning Map based on the following findings:

1. The City Council considered all of the evidence submitted into the administrative record, which includes, but is not limited to: a) the Staff Report prepared for the Project; b) the staff presentation; c) public comments, both oral and written, received and/or submitted at, or prior to, the public hearing supporting and/or opposing the staff recommendation; and d) testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at, or prior to, the public hearing; and
2. The proposed change of zone is in conformity with the General Plan land use map, as amended, and the lot area development standard for the proposed zone is the same as the lot area designated on the General Plan Map for the property, subject to the proposed General Plan Amendment and zone change; and
3. The subject property is suitable for the uses permitted in terms of access, size and shape of parcel, relationship to similar or related uses, and other considerations deemed relevant by the Commission and Council as the project is consistent with applicable zoning standards; and

4. The proposed change of zone to permit the Project is desirable for the development of the community in that it allows diverse housing types and tenure for local residents and workforce, is in harmony with the Housing, Administration, and Land Use Elements or objectives in the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the R3 Zoning District; and

SECTION 4. SEVERABILITY If any chapter, section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each chapter, section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days after its second reading by the City Council.

SECTION 6. POSTING. The City Clerk shall, within fifteen (15) days after passage of this Ordinance, cause it to be posted in at least three (3) designated public places; shall certify to the adoption and posting of this Ordinance; and shall cause this Ordinance and its certification, together with proof of posting, to be entered in the Book of Ordinances of this City.

SECTION 7. CERTIFICATION

The foregoing Ordinance was approved and adopted at a meeting of the City Council held on the 8th day of January, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mark Carnevale, Mayor

ATTEST:

Tracey R. Hermosillo, City Clerk

APPROVED AS TO FORM:

Eric S. Vail, City Attorney

EXHIBIT B.2

MAP DEPICTING AREA/PARCEL SUBJECT TO ZONING AMENDMENT
CZ 23-001 AMENDING ZONING DISTRICT FROM GC TO R3



