



# Staff Report

City Council

Item No. 3.D

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**Meeting Date:** February 12, 2025

**From:** Cynthia Schultz, Associate Planner

**Title:** Change of Zone (CZ) 23-001 from Planned Community Commercial to Multiple Family Residential (R3)

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**RECOMMENDATION:**

To provide second reading by title only and adopt an ordinance amending the Zoning Map, to re-zone the property located at the northeast corner of Date Palm Drive and the extension of Rosemount Road from Planned Community Commercial to Multiple Family Residential.

**BACKGROUND:**

On January 8, 2025 the City Council conducted a public hearing on General Plan Amendment (GPA) 23-002, Zoning Change (CZ) 23-001, and Design Review (DR) 23-002 and the Mitigated Negative Declaration for the proposal. The Zoning Change is predicated on the General Plan Amendment. The General Plan Amendment would change the land use designation from General Commercial to Medium High Density Residential to permit the Zoning Change from Planned Community Commercial to Multiple Family Residential. Design Review 23-002 will allow for development of 204 apartment units in 12 buildings and construction of a community building and associated resident amenities.

At the conclusion of the public hearing, the City council took the following actions:

- Adopted the Mitigated Negative Declaration prepared for the project;
- Introduced an Ordinance to adopt CZ 23-001;
- Approved the Resolution for GPA 23-002 to amend the General Plan; and
- Approved Design Review 23-002; subject to an additional consideration for the west-facing wall.

**DISCUSSION:**

Attached for adoption is the Ordinance introduced by the City Council on January 8, 2025.

**FISCAL IMPACT:**

Based on the City's adopted fee resolution, application filing fees are deposit based, intended to cover costs associated with staff time and direct consultant costs. The initial deposit was

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made as well as a subsequent deposit. Conditions of approval will also require the payment of any outstanding fees prior to issuance of any building permit. Therefore, no impact to the general fund will be incurred.

**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:**

1. Final Ordinance CZ 23-001