



CITY COUNCIL MINUTES

Study & Regular Meeting

Wednesday, January 08, 2025

City Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CALL TO ORDER

ROLL CALL

Council Present:

Mark Carnevale, Councilmember
Nancy Ross, Mayor
Raymond Gregory, Mayor Pro Tem
Ernesto Gutierrez, Councilmember

Council Absent:

Rita Lamb, Councilmember

M.O. 2025-01

A motion was made by Mayor Ross and seconded by Councilmember Carnevale to approve the absence of Councilmember Rita Lamb from the January 8, 2025, Study Session portion of the meeting.

RESULT:	PASS [4 TO 0]
MOVER:	Nancy Ross, Mayor
SECONDER:	Mark Carnevale, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez
NOES:	
ABSENT:	Lamb
ABSTAIN:	

AGENDA FINALIZATION

Item 1.A. and item 3A. were pulled from the agenda and will be reschedule for a future meeting.

1. **CLOSED SESSION**

A. **Conference with Labor Negotiator Pursuant to Government Code 54957.6**

Labor Negotiator: Algeria Ford, Assistant City Attorney and Eugenia Torres, Human Resources Manager

Employee Organization: Police Officers Association

This item was pulled from the agenda.

2. PUBLIC COMMENTS

The following written comment was received and was entered into the record:

David Koslow requested that the City Council agendaize an item to discuss term limitations for City Council Members.

3. STUDY SESSION

A. SunLine Presentation

This item was pulled from the agenda.

B. Traffic Calming Policy and Guidelines: January 2025 Update

Armando Baldizzone, City Engineer, provided an update on the Traffic Calming Policy and Guidelines. The following points were presented:

- Background and challenges
- Traffic Calming Committee
- Temporary Traffic Calming Equipment
- Traffic Calming Policy and Guidelines
 - Process and Implementation
- Traffic Calming Process and Results
 - Five (5) locations throughout the City
- Neighborhood Traffic Calming Control Plan
- Design Guidance and Options
- Trade-Offs

The City Council asked clarifying questions which were responded to by staff. They expressed their support of the policy and provided their input. They expressed their desire to ensure plans are created after studies have been done, and to ensure the public has input.

City Manager McClendon stated that he will include summary results in the weekly reports to the City Council.

This was a presentation only, there was no formal action taken by the City Council.

C. Facilities Master Plan Update

Kevin Biersack, Director of Financial Services, provided an overview on the Facilities Master Plan. The following points were presented:

- Background
 - Key Dates
 - Identified Assets
 - Work Items
 - Staffing Recommendations
- Discussion
 - Completed
 - Existing Budget
 - Summary

The City Council asked clarifying questions, which were responded to by staff.

This item was a presentation only, there was no formal action taken by the City Council.

D. Tropical Storm Hilary FEMA Status Update

Richard Vogt, Senior Analyst, provided an update on the Tropical Storm Hilary FEMA Status. The following points were presented:

- Background
 - Key Dates
 - Eligibility
 - FEMA Categories
 - Assistance
- Category Costs and Payment Status

The City Council provided their feedback and asked clarifying questions, which were responded to by staff.

This item was a presentation only, there was no formal action taken by the City Council.

RECESS

Mayor Ross adjourned the Study Session meeting at 4:47 p.m.

REGULAR MEETING - 5:30 PM

CALL TO ORDER

Mayor Nancy Ross called the Regular Meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE

Mayor Nancy Ross led the Pledge of Allegiance.

INVOCATION (MOMENT OF REFLECTION)

Councilmember Mark Carnevale offered a moment of silence.

ROLL CALL

Council Present:

Mark Carnevale, Councilmember
Nancy Ross, Mayor
Raymond Gregory, Mayor Pro Tem
Ernesto Gutierrez, Councilmember

Council Absent:

Rita Lamb, Councilmember

M.O. 2025-02

A motion was made by Mayor Pro Tem Gregory and seconded by Councilmember Carnevale to approve the absence of Councilmember Rita Lamb from the Regular City Council Meeting of January 8, 2025.

RESULT:	PASS [4 TO 0]
MOVER:	Nancy Ross, Mayor
SECONDER:	Mark Carnevale, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez
NOES:	
ABSENT:	Lamb
ABSTAIN:	

AGENDA FINALIZATION

There were no changes to the agenda.

1. PUBLIC COMMENTS

Carol Lurie, Desert Sands Mobile Home Community, expressed her concern with cannabis odor. She expressed her desire to see upscale restaurants on HWY 111, in the area near the casino. She inquired about restricting billboards on Ramon Road. She indicated that she would like to see a traffic light at the entrance to her community and the city entry ways upgraded.

Greg Assaly, discussed the actions being taken to mitigate the cannabis odor issue. He would like the community to be informed about what is being done to mitigate the issue.

Christine Anderson, ODPS, shared information provided to her by the City in 2021. She stated she has health issues due to the cannabis odor and expressed her concern with what Code Compliance staff has told her.

Debbie Price, expressed her concern with the cannabis odor and the negative effects it may have and urged the City to take action.

Janet Ream, expressed her anger and concern regarding the cannabis odor. She described the composition of residents at ODPS. She urged the City Council to take action.

John Boudin, provided background on the support the resort originally provided to the C-4 project. He requested that the City provide the residents a timeline on when this odor issue will be addressed.

Nancy Bozoian, expressed her concern with the cannabis odor in the City, she feels that it is affecting her quality of life.

Paul Bozoian, expressed his concern with the cannabis odor in the City and the health issues it is causing. He questioned the message this cannabis issue is sending to the youth in the City.

Maryellen Muir, stated that she met with Andrew Firestine, Community and Economic Development Director, and summarized what they discussed. Staff feels that staff needs to go out after hours in order to get the full effect of the cannabis odor issue in the City.

Gail MacDonald, expressed her concern with the cannabis odor in the City. She questioned what is being done to mitigate the issue. She feels that the City needs to keep the residents informed on how this issue is being addressed.

Georgene Fairbanks, board member of Mira Vista in Rancho Mirage, feels that the cannabis issues at C-4 is going to start affecting Rancho Mirage and stated that they don't know what they are breathing.

James Houchin, Mira Vista Rancho Mirage, expressed his concern with the cannabis odor in the City.

Dean Stufkosky, discussed the levels of odor using a monitoring system he installed. He invited the City Council to his home so they can smell the odor issue. He stated that the City has the power to shut the business down.

2. COUNCIL REPORTS

Mayor Pro Tem Raymond Gregory reported on the following:

- He welcomed everyone to 2025
- His attendance at Snowfest
- His attendance at the Blue Light Ceremony, held at the Rancho Mirage City Hall
- The Palm Springs International Film Fest
- His attendance at the Riverside County Transportation Commission Meeting
- The upcoming City Council Goal Setting Workshop
- The upcoming budget workshop meetings

Councilmember Mark Carnevale reported on the following:

- He wished everyone a Happy New Year
- The calls he received from constituents related to a variety of issues
- His discussions with Fountain Head Development related to projects that are moving forward

Councilmember Ernesto Gutierrez reported on the following:

- He wished everyone a Happy New Year
- His attendance at the Mayor's Tree Lighting and Snowfest
- His attendance at the Employee Christmas Party

- The Palm Springs International Films Festival
- The calls he received from constituents related to code enforcement, illegal vendors, parking concerns and other issues
- He feels the cannabis odor is an issue and it is affecting property values
- The upcoming Coachella Valley Association of Government Conservation Committee meeting
- His agenda review meeting with City Manager McClendon and Assistant City Manager Ambrose

Mayor Nancy Ross reported on the following:

- She discussed her holiday events
- Her recent meetings with citizens
- Her meeting with Karen Riley from the S.C.R.A.P. Gallery
- The Palm Springs International Film Awards
- Her meeting with representatives from JFK Foundation regarding their programming
- Her invitation to the White House
- Her upcoming events

3. **CONSENT AGENDA**

A. **Waive Full Reading of Ordinances on Agenda**

Recommendation: Waive Full Reading of Ordinances on Agenda

M.O. 2025-03

B. **Approval of December 10, 2024 Special City Council Meeting Minutes and December 11, 2024 Study Session and Regular City Council Meeting Minutes**

Recommendation: Approve the December 10, 2024 Special City Council Meeting Minutes and December 11, 2024 Study Session and Regular City Council Meeting Minutes.

M.O. 2025-04

C. **Second Reading of an Ordinance to Amend Zoning Code to Add Driveway Width Standard, Allow a Greater Percentage of Front Yard to Be Improved as a Driveway, Introduce Civil Fines for Parking Violations, and Prohibit Parking in Front of a Mailbox.**

Recommendation: To waive reading beyond the title; provide second reading by title only; and adopt an ordinance to amend Title 9 and Title 12 of the Cathedral City Municipal Code by amending Chapters 9.12, 9.14, 12.12, and 12.32. The proposed changes will revise sections relating to driveway width and guidelines for the percentage of the front yard that can be improved as a driveway, introduce civil fines for parking violations, and amend areas designated as no parking areas to include restrictions for parking in front of a mailbox.

- D. **CFD 2006-1, IA #22 Authorizing the Levy of a Special Tax (2nd Reading)**
Recommendation: Conduct Second Reading and adopt the Ordinance authorizing the levy of a special tax within Improvement Area No. 22 of the City of Cathedral City Community Facilities District No. 2006-1 (Law Enforcement, Fire, Paramedic, Park and General Maintenance Services).

Ord 883

- E. **Notice of Completion for the Tropical Storm Hilary - Soil Removal for Ofelia Bringas Memorial Bridge Grade Control Structure and Date Palm Drive Channel Lining Project**

Recommendation: To accept and approve the Tropical Storm Hilary - Soil Removal for Ofelia Bringas Memorial Bridge Grade Control Structure (City Project No. M00023) and Date Palm Drive Bridge Channel Lining (City Project No. M00025) as complete; authorize the City Manager to execute and file a notice of completion with the Riverside County Recorder's Office; and authorize the release of retention funds to Contera Construction Corporation upon expiration of the notice of completion.

M.O. 2025-05

A motion was made by Mayor Pro Tem Gregory and seconded by Councilmember Carnevale to approve the Consent Agenda.

RESULT:	PASS [4 TO 0]
MOVER:	Raymond Gregory, Mayor Pro Tem
SECONDER:	Mark Carnevale, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez
NOES:	
ABSENT:	Lamb
ABSTAIN:	

4. **PUBLIC HEARINGS**

- A. **General Plan Amendment 23-002, Change of Zone 23-001 and Design Review 23-002 for Development of a 204-unit Apartment Community.**

Recommendation: That the City Council take the following actions based on the Planning Commission's adoption of Resolution PC 2024-05, recommending approval of the Project:

1. Adopt the mitigated negative declaration and mitigation monitoring and reporting plan prepared for the project based on the findings contained in the staff report; and
2. Adopt a resolution approving General Plan Amendment 23-002 to amend the General Plan land use designation from general commercial to medium high density

residential (11-20 dwelling units per acre), based on the findings and conclusions contained in the resolution and staff report; and

3. Adopt an ordinance approving Change of Zone 23-001 amending the Zoning Map to change the zone district from Planned Community Commercial to Multiple-family Residential (R3), based on the findings and conclusions contained in the ordinance and staff report; and

4. Approve Design Review 23-002 to construct a 204-unit apartment project, based on the findings and conclusions contained in the staff report and subject to the attached conditions of approval.

Cynthia Schultz, Associate Planner, provided an overview of proposed General Plan Amendment 23-002, Change of Zone 23-001 and Design Review 23-002 for development of a 204-unit apartment community.

The City Council asked clarifying questions, which were responded to by staff and the applicant.

The City Council discussed the design of the west facing perimeter wall and inquired if the applicant would be open to redesigning it. The applicant responded in the affirmative.

Mayor Nancy Ross opened the Public Hearing to receive public comments, seeing none, she closed the Public Hearing and returned discussion to the City Council.

M.O. 2025-06
Reso 2025-01

A motion was made by Mayor Pro Tem Gregory and seconded by Councilmember Gutierrez to approve the following recommendations of the Planning Commission, adding an additional condition of approval directing staff to work with applicant to redesign the west facing perimeter wall of the project, and allow staff to provide final approval on the design:

1. Adopt the mitigated negative declaration and mitigation monitoring and reporting plan prepared for the project based on the findings contained in the staff report; and

2. Adopt a resolution approving General Plan Amendment 23-002 to amend the General Plan land use designation from general commercial to medium high density residential (11-20 dwelling units per acre), based on the findings and conclusions contained in the resolution and staff report; and

3. Adopt the first reading of an ordinance, by title only, approving Change of Zone 23-001 amending the Zoning Map to change the zone district from Planned Community Commercial to Multiple-family Residential (R3), based on the findings and conclusions contained in the ordinance and staff report; and

4. Approve Design Review 23-002 to construct a 204-unit apartment project, based on the findings and conclusions contained in the staff report and subject to the attached conditions of approval.

RESULT:	PASS [4 TO 0]
MOVER:	Raymond Gregory, Mayor Pro Tem
SECONDER:	Ernesto Gutierrez, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez
NOES:	
ABSENT:	Lamb
ABSTAIN:	

5. LEGISLATIVE ACTIONS

A. Approval of Grant Expenditure SLESA FY 2021/2022 for FARO 3D Scene Scanner

Recommendation: Approve the expenditure plan appropriating Supplemental Law Enforcement Services Account (SLESA) for FY 2021-2022 allocation for a FARO Focus 3D scene scanner and Dell computer workstation.

M.O. 2025-07

A motion was made by Councilmember Carnevale and seconded by Mayor Ross to approve the expenditure plan appropriating Supplemental Law Enforcement Services Account (SLESA) for FY 2021-2022 allocation for a FARO Focus 3D scene scanner and Dell computer workstation.

RESULT:	PASS [4 TO 0]
MOVER:	Mark Carnevale, Councilmember
SECONDER:	Nancy Ross, Mayor
AYES:	Carnevale, Gutierrez, Ross, Gregory
NOES:	
ABSENT:	Lamb
ABSTAIN:	

6. DISCUSSION ON FUTURE AGENDA ITEMS

It was the consensus of the City Council to agendaize an item at a future meeting to consider a moratorium on all new cannabis permits.

7. CLOSED SESSION

There were no Closed Session Items.

ADJOURNMENT

Mayor Nancy Ross adjourned the January 8, 2025, City Council Meeting at 7:35 p.m.

Mayor

City Clerk