

**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 RMH  
(MEDIUM 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 RMH (Medium High Density Residential, 11-20 du/ac) from CG (General Commercial); and

**WHEREAS**, the RMH (Medium High Density Residential (11-20 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 RMH (Medium 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 8<sup>th</sup> day of January 2025, by the following vote:**

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Nancy Ross, Mayor

APPROVED AS TO LEGAL FORM:

---

Eric S. Vail, City Attorney

Exhibit A

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

