



Staff Report

City Council

Item No. 3.E

Meeting Date: May 22, 2024

From: Sandra Molina, Deputy Development Services Director

Title: Specific Plan Amendment 97-55D

RECOMMENDATION:

Provide second reading by title only and adopt an ordinance adopting Specific Plan Amendment 97-55D to the Rio Vista Village/Verano Specific Plan and approving a density transfer within planning areas 5 and 6 of the Specific Plan.

BACKGROUND:

On May 8, 2024, the City Council conducted a public hearing on Specific Plan Amendment 97-55D, a Density Transfer and Tentative Tract Map Nos. 38709, 38710, 38711, 38712, and 38713, and a Finding of CEQA Consistency for the project.

The City Council took the following actions:

- Approved the CEQA Consistency Analysis prepared for the Project; and
- Introduced an Ordinance to adopt SPA 97-55D and Density Transfer;
- Approved TTMs 38709, 38710, 38711, 38712 and 38713.

DISCUSSION:

Attached for adoption is the Ordinance, as revised on May 8, 2024, adopting SPA 97-55D. Other than the revisions approved by the City Council at its May 8th meeting, no other changes have been made.

FISCAL IMPACT:

Pursuant to City Council resolution the applicant submitted application filing fees which are deposit based to cover the costs of staff time, and direct consultant costs. Several consultants were utilized on the project. When needed, additional deposits are required to be submitted to ensure that all costs are covered by the applicant. 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. City Council Ordinance - SPA 97-55D
2. Verano SPA_Final for PC_04.26.24