

A. Discussion of Future Land Uses within the North City Specific Plan

Recommendation: Discuss and provide direction on the buildout of the North City Specific Plan and the negotiation of affordable housing as part of a specific plan amendment.

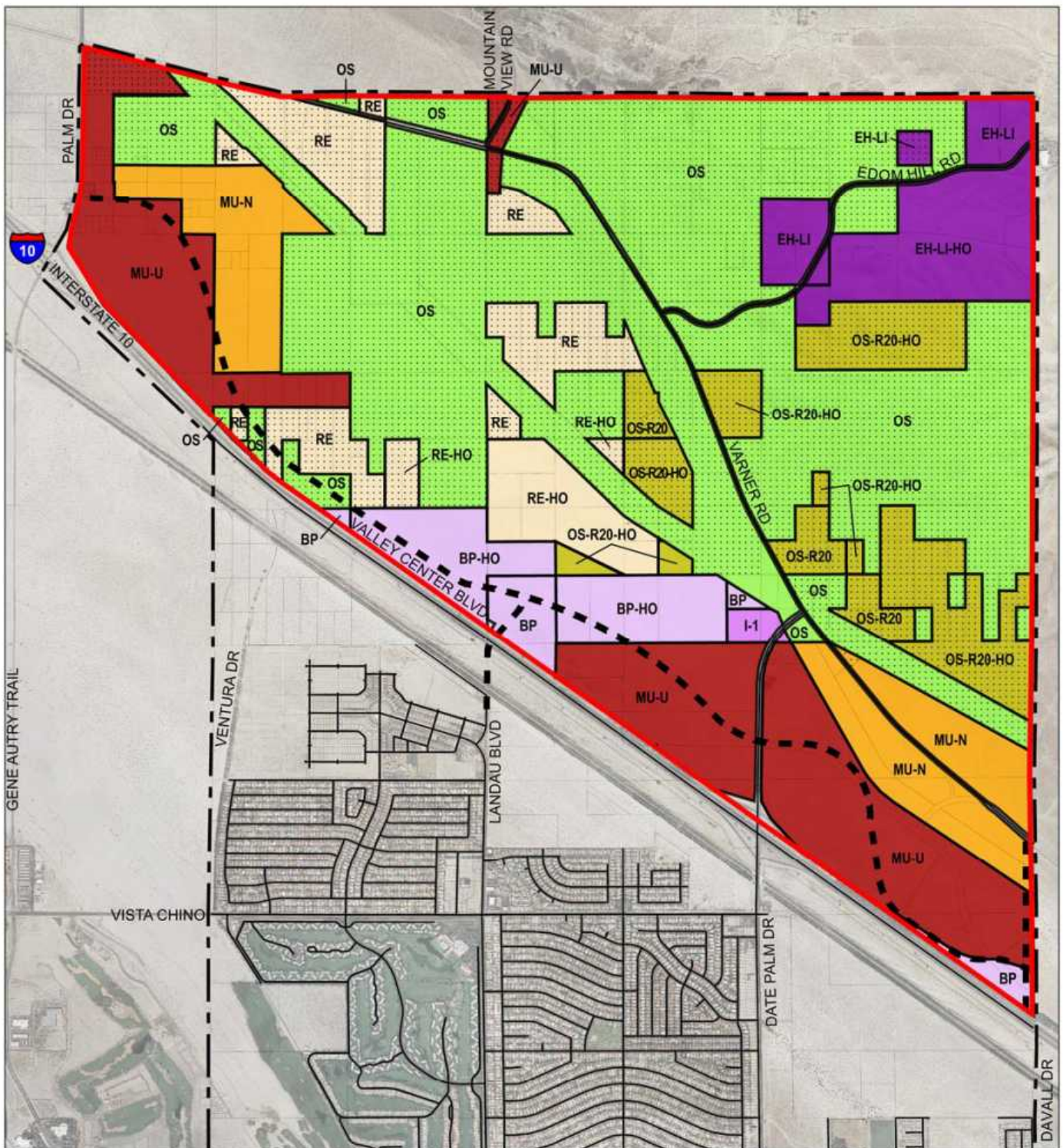


Figure 7-1: Specific Plan Zoning Districts

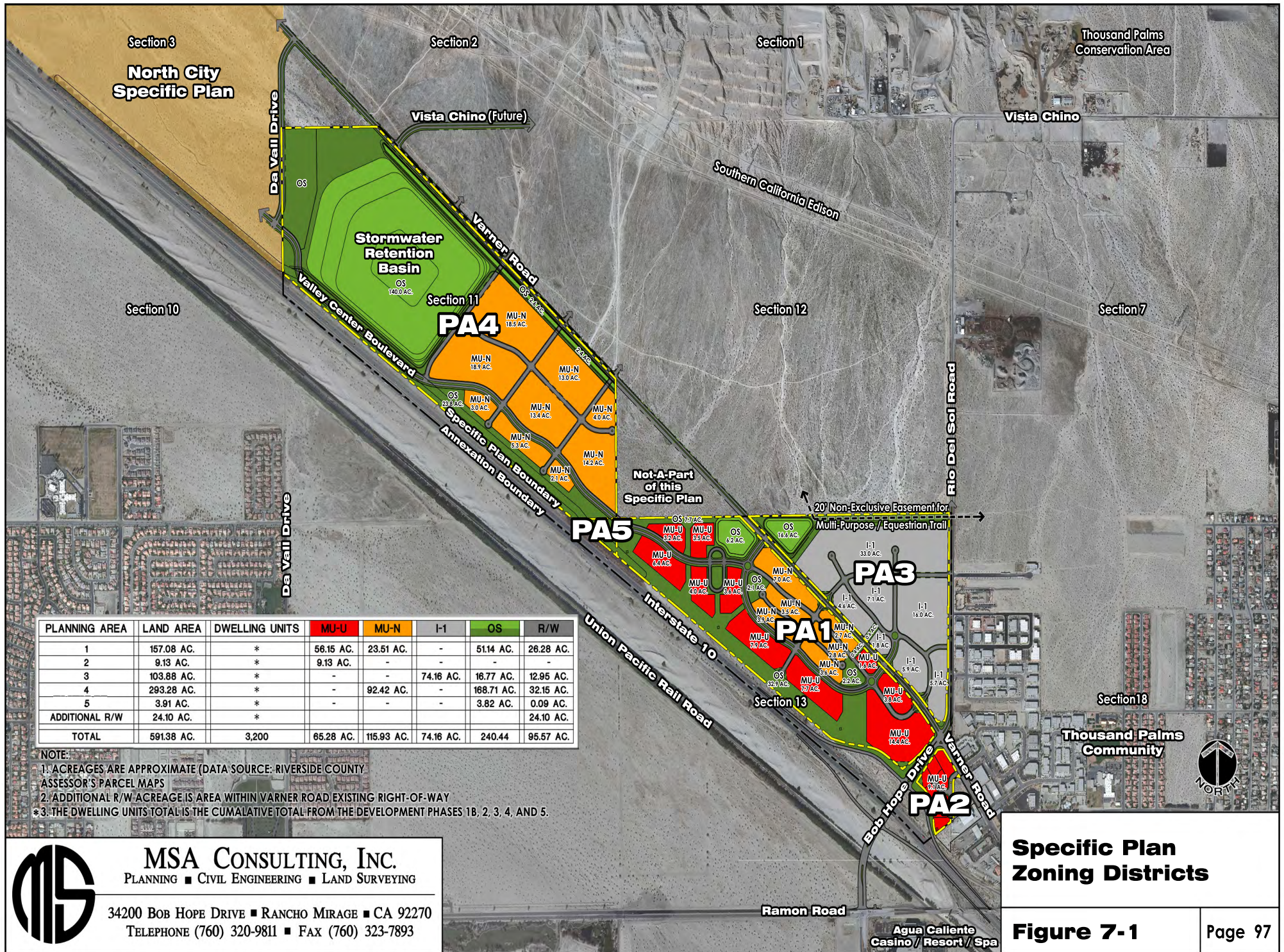
- | | |
|---|--|
| Specific Plan Area | -HO Hillside Overlay |
| City Boundary | Existing Road |
| MSHCP Conservation Area | Future Road (approximate alignment) |
| Mixed Use - Urban (MU-U) | |
| Mixed Use - Neighborhood (MU-N) | |
| Business Park (BP) | |
| Edom Hill Light Industrial (EH-LI) | |
| Light Industrial (I-1) | |
| Residential Estate (RE) | |
| Open Space Residential (OS-R20) | |
| Open Space (OS) | |



North City Specific Plan

0 500 1,000 2,000 3,000 4,000 5,000 Feet





RESOLUTION NO. 2022-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY, CALIFORNIA, EXPRESSING THE CITY'S OPENNESS TO CONSIDER ALTERNATIVE HIGH QUALITY LAND USE DEVELOPMENT PROPOSALS NOT CURRENTLY CONTEMPLATED IN THE NORTH CITY AND NORTH CITY EXTENDED SPECIFIC PLANS

WHEREAS, the North City Specific Plan (NCSP) area is nearly 5,000 acres in size and encompasses land north of Interstate 10, is west of Da Vall Drive within the City limits of Cathedral City; and

WHEREAS, the North City Extended Specific Plan (NCESP) area is approximately 580 acres located east of the NCSP within the City limits of Cathedral City; and

WHEREAS, the NCSP and NCESP establish zoning districts for areas within the plans' boundaries, including Business Park, Light Industrial, Residential Estate, Open Space, and Mixed Use-Urban districts in the NCSP, and Mixed-Use Urban, Mixed Use-Neighborhood, Open Space, and Light Industrial districts in the NCESP; and

WHEREAS, the NCSP and NCESP plans were based on population growth projections which have not materialized due to a variety of unanticipated events and changing market trends impacting the regional economy; and

WHEREAS, the City Council desires to encourage and support high quality development within the NCSP and NCESP to facilitate the creation of quality jobs and the construction of backbone public infrastructure necessary to support buildout of industrial, manufacturing, office, and commercial spaces to improve Cathedral City's ability to attract a diverse array of traded sector businesses.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CATHEDRAL CITY RESOLVES AS FOLLOWS:

SECTION 1. FINDINGS

While the NCSP and NCESP thoroughly addresses topographical characteristics and establishes clear direction on necessary public infrastructure and transportation circulation elements, identified land uses may not be compatible with current private development demand and economic challenges. The goal of the North City Specific Plans Economic Development Resolution is to communicate the City Council's interest and support to encourage the investment of private dollars in high quality development which benefits the

Cathedral City community. More specifically, the City will support and facilitate alternative land use proposals which:

- 1) Creates industrial, manufacturing, office, and/or commercial spaces which improve Cathedral City's ability to attract a diverse array of traded sector businesses;
- 2) Generates increased city revenues beyond simple increases in annual property tax revenues;
- 3) Creates a diversity of quality employment opportunities, with benefits, for Cathedral City residents;
- 4) Provides backbone infrastructure which facilitates the future development within one or both plans; and
- 5) Proposed developments enhance the visual attractiveness of Cathedral City.

SECTION 2. GENERAL CONFORMANCE WITH THE 2040 GENERAL PLAN

The General Plan serves as a city's comprehensive long-term plan, directing all future development and land use decisions. Cathedral City's 2040 General Plan Land Use Element illustrates the Council's vision for development north of Interstate 10. These land use goals include, but are not limited to:

- 1) Economic and Fiscal Health Goal 1 Policy 6: The City shall explore and target opportunities to attract new businesses and industries with well-paying occupations that match or can enhance the skill base and training capacity of local residents. Industries that may be particularly well-suited to the community include sustainable technologies, allied health services, hospitality industries, cannabis cultivation and distribution, arts and culture related ventures, and other economic development opportunities where Cathedral City may have a comparative advantage (General Plan ER-13).
- 2) General Land Use Goal 2 Policy 5: Land use planning and development proposals north of Interstate-10 shall take into consideration and address physical constraints, including geotechnical and flooding hazards, sensitive biological resources and MSHCP Conservation Areas, and limited infrastructure of the area. Development proposals shall conform to approved Specific Plans in this part of the City (General Plan LU-18).
- 3) General Land Use Goal 2 Policy 6: Land use planning and development in the vicinity of the City's mountains and hillsides shall be consistent with MSHCP Conservation Area lands, the City's Hillside Protection Program and inherent physical constraints (General Plan LU-18).

- 4) General Land Use Goal 2 Policy 9: The consideration of major development proposals shall include an assessment of their economic viability, and community fiscal costs and benefits associated with such proposals (General Plan LU-19).
- 5) Commercial Land Use Goal 1 Policy 2: Community and regional-scale commercial development shall be located to take advantage of major roadways and highways, such as Interstate-10 and East Palm Canyon Drive, maximizing the capture of the drive-by market along such arterials and minimizing impacts on residential neighborhoods (General Plan LU-24).
- 6) Commercial Land Use Policy 5: The City General Plan and Zoning Ordinance/Development Code shall establish policies, programs and development standards that limit isolated and stand-alone commercial development and enhance the functional synergies and appearance of existing centers (General Plan LU-24).
- 7) Industrial Land Use Goal 1: A balanced mix of business park and industrial uses and lands that are clean and non-polluting, and are developed in a manner compatible with non-industrial uses.
- 8) Industrial Land Use Goal 2: Sufficient and well-located mix of industrial and business park lands that provides a diversity of employment opportunities in the community and broadens the economic base of the City (General Plan LU-26).
- 9) Industrial Land Use Goal 2 Policy 1: To the greatest extent practicable, the City shall host and support development of safe and nonpolluting businesses on industrial and business park lands (General Plan LU-27).
- 10) Industrial Land Use Goal 2 Policy 2: The City shall encourage the development of industrial uses that provide a diversity of employment opportunities in such clean technologies as renewable energy and alternative transportation, allied health and hospitality industries (General Plan LU-27).

SECTION 3. PROJECT PROPOSAL REQUIREMENTS

Project applicants interested in submitting an Alternative Land Use Development Proposal must complete the project questionnaire titled Exhibit "A". The Project Information Questionnaire provides project specific details necessary for Cathedral City Planning and Engineering staff to review, evaluate, and provide recommendations regarding the project proposal.

APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Cathedral City held on this 30th day of November 2022.

Ayes: Councilmembers Gregory, Ross and Carnevale; Mayor Pro Tem
Lamb and Mayor Gutierrez
Noes: None
Abstain: None
Absent: None



ERNESTO GUTIERREZ, MAYOR

ATTEST:



TRACEY R. HERMOSILLO, CITY CLERK

APPROVED AS TO FORM:



ERIC S. VAIL, CITY ATTORNEY

**CATHEDRAL CITY NORTH CITY AND NORTH CITY EXTENDED SPECIFIC PLANS
PROJECT INFORMATION QUESTIONNAIRE**

General Information

1. Applicant (name, address, phone, email):
2. Project Location (address and cross streets):
3. Project Name (if any):
4. Has a market study, traffic study, parking study or other report been prepared which would aid in the evaluation of this project? If so, list here and attach:

Project Description

5. Proposed use of site/project:
6. Size of site (acreage and square feet):
7. Number and type of structures or units to be constructed:
8. Total square footage of each structure(s)
9. Height and number of stories of proposed structures (If more than one building, attach a table with the information in questions 6, 7, & 8):
10. Percentage of land coverage, by type, for total site:
 - a. Building
 - b. Paving
 - c. Interior Yard Space
 - d. Landscape Areas
 - e. Other
11. Project phasing and anticipated time schedules (include phasing map):

Existing Conditions

12. Existing land use:
13. Current Specific Plan
14. Existing zoning:

15. Adjacent zoning and land uses:

North:

South:

East:

West:

16. Describe any special characteristics of the soil, topography, native trees, wildlife habitats, historic or aesthetic aspects of the site:

- a. Will the project require a subdivision?
- b. Does the site include more than one existing parcel? If so, how many?
- c. What is the existing tract or parcel map number?

17. From what source does the property currently receive the following public services (if no existing service, indicate N/A):

Water:

Sewer:

Flood Control:

Refuse/Recycling:

Schools:

Questions Pertaining to Project

Please elaborate on any items checked "Yes"

Yes / No

18. Is a change of zone or general plan amendment required for the project?
19. Is a variance from development standard(s) required for the project?
20. Is financial assistance, public incentives or waiving of any fees being requested?
21. Is the project located within a special overlay or environmental designation?
22. Will there be a substantial change in demand for municipal services (police, fire, water, sewage, etc.)?
23. Is there a relationship to a larger project or series of projects?

Economic Development

24. Types of businesses are anticipated to operate within this development(s):
25. How do the anticipated businesses build on regional strengths and nearby industries?
26. Are any of the anticipated businesses primary industries which will lead to positive secondary businesses?
27. What, if any, impacts will this project have on arts and culture?
28. Describe the type(s) and number(s) of high-quality jobs to be created and estimated salary ranges:
29. Identify public improvements proposed for the project that will benefit the general area:
30. In the event of residential development:
- a. Total detached units:
 - b. Total attached units:
 - c. Total affordable units:
31. In the event of commercial development:
- a. Total commercial square footage:
 - b. Total retail square footage:
 - c. Total industrial square footage:
 - d. Total hotel units:
32. Estimated sales tax to be generated:
33. Estimated project construction valuation:
34. Total Economic benefit of the project(s) to Cathedral City and the surrounding region:

*Additional analyses or studies may be required depending on the above responses.

Certification

I hereby certify that the statements furnished above, and in the attached exhibits, present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge.

Signature:

Date:

Company/Firm:

Position:

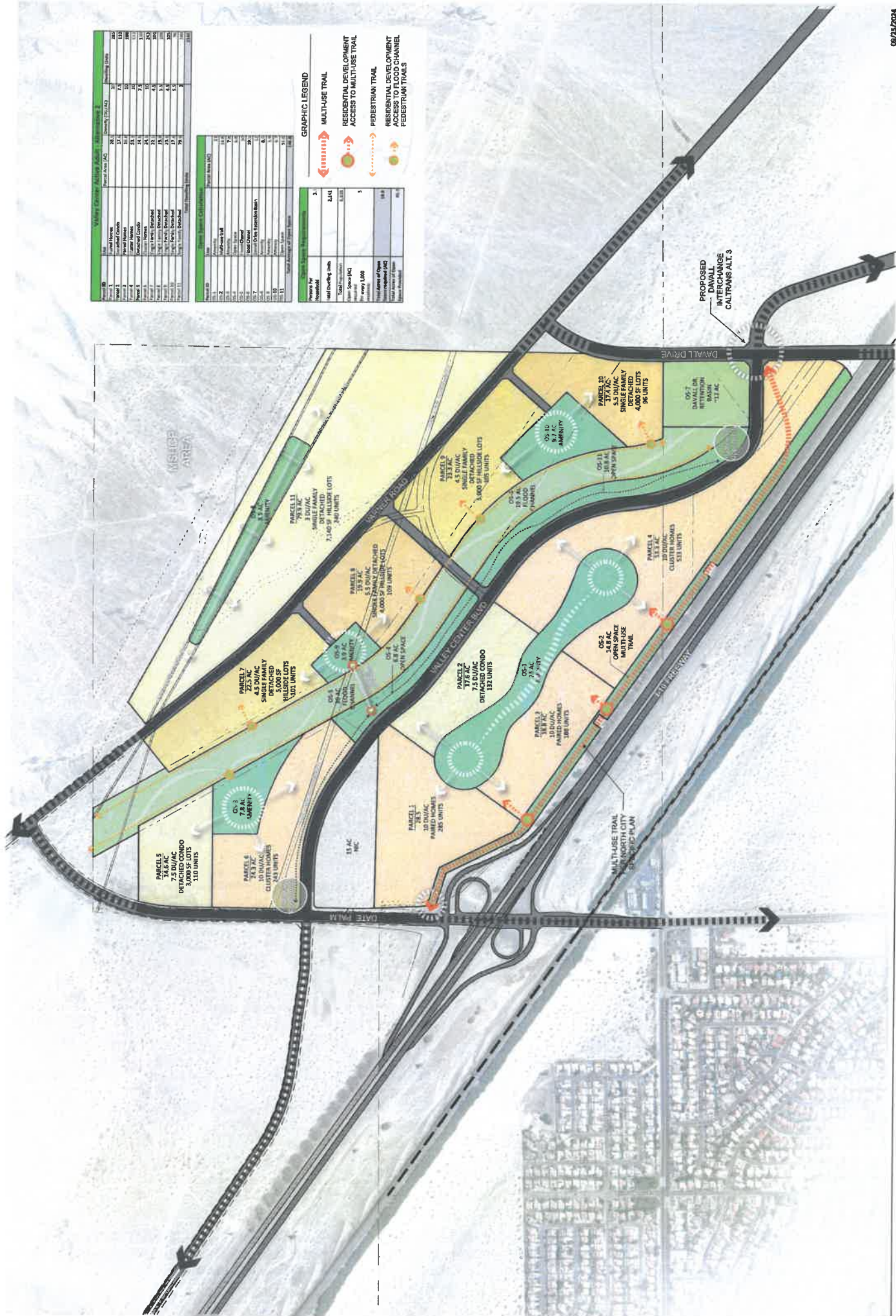


Table 1: Parcel Summary

Parcel ID	Parcel Area (AC)	Density (DU/AC)	Units
Parcel 1	14.6	7.5	110
Parcel 2	13.8	10	138
Parcel 3	13.8	10	138
Parcel 4	13.8	10	138
Parcel 5	13.8	10	138
Parcel 6	13.8	10	138
Parcel 7	13.8	10	138
Parcel 8	13.8	10	138
Parcel 9	13.8	10	138
Parcel 10	13.8	10	138

Table 2: Summary of Units

Unit Type	Count
Single-Family Detached	110
Single-Family Attached	138
Condo	110
Cluster Home	138
Other Residential	0
Total Units	596

Table 3: Summary of Amenities

Amenity Type	Count
Open Space	100,000 SF
Multi-Use Trail	1.0 MI
Residential Development Access Trail	1.0 MI
Pedestrian Trail	1.0 MI
Equestrian Trail	1.0 MI
Total Amenities	1.0 MI



VALLEY CENTER - ALTERNATIVE 2 ACTIVE ADULT CONCEPTUAL LAND PLAN