

RESOLUTION 020P-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A COMBINED DEVELOPMENT APPLICATION FOR A TENTATIVE SUBDIVISION MAP, GENERAL PLAN AMENDMENT, REZONING AND ENVIRONMENTAL CERTIFICATION FOR THE PROPERTY LOCATED AT 150 S. HACHMAN (APN: 083-121-06S)

WHEREAS, the Planning Commission of the City of Coalinga, California, did on May 26, 2020, hold a duly noticed Public Hearing to recommend to the City Council the following:

- Approval of a tentative subdivision map requesting the creation of five 5,000 square foot medium density residential lots with conditions;
- Approval of a general plan amendment requesting a change in land use from Mixed Use Commercial (MU) to Residential Medium Density (RMD);
- Adoption of an ordinance amending the zoning designation from Mixed Use Commercial (MU) to Residential Medium Density (RMD); and
- Certification of an Initial Study/Mitigated Negative Declaration in accordance with the California Environmental Quality Act.

WHEREAS, the subject property is located at 150 S. Hachman and identified more particularly described as (APN: 083-121-06S); and

WHEREAS, said combined development application (CDA) has complied with the requirements the California Environmental Quality Act of 1970 (CEQA), in that the Coalinga Community Development Department has determined that said CDA is subject to CEQA and an initial study and mitigated negative declaration was prepared for this project; and,

WHEREAS, the Community Development Department circulated a notice of intent (NOI) to adopt an initial study and negative declaration and advertised a 30-day public comment period which began on April 20, 2020 and ended on May 19, 2020: and

WHEREAS, the Community Development Department mailed public hearing notices to all property owners within 300 feet of the site as required by Local and State law, and;

GENERAL PLAN AMENDMENT

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said General Plan Amendment:

1. The potential effects of the proposed General Plan amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed General Plan amendment is internally consistent and compatible with the goals, policies, and actions of the General Plan.

3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed General Plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

REZONING

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said Zone Change:

1. The potential effects of the proposed Zone Change has been evaluated and has been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed Zone Change is internally consistent and compatible with the goals, policies, and actions of the General Plan and Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zone Change has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

SUBDIVISION MAP

WHEREAS, the Planning Commission finds that all of the criteria for approving a subdivision map has been met together with the provisions for its design and improvement in including the following findings:

1. That the proposed map is consistent with the Coalinga General Plan, or with other applicable plans;
2. That the design or improvement of the proposed subdivision is consistent with the Coalinga General Plan or with other applicable plans;
3. That the site is physically suitable for the proposed type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or type of improvements will not cause serious public health problems;

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; and
8. The map meets the requirements and/or conditions imposed by the "Subdivision Map Act" or by the City's subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Coalinga, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case;

SECTION 2. That the Planning Commission does hereby recommend the City Council approve the combined development application with conditions as set in Exhibit "A" and further certify the IS/ND for the reasons set forth in this Resolution.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 26th Day of May 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk