

ORDINANCE NO. 847

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COALINGA BY REZONING PARCELS 070-060-072, 070-060-96S, AND 070-060-97S, TOTALING 11.15 ACRES FROM PUBLIC FACILITIES (PF) TO 9.02 ACRES TO RESIDENTIAL MEDIUM DENSITY (RMD) ZONING DISTRICT AND 2.13 ACRES TO RESIDENTIAL HIGH DENSITY (RHD) ZONING DISTRICT

WHEREAS, the owners of record, Country Roads Senior Living/TSR Coalinga, LP, PO Box 3164, Monterey, CA 93942 of real property designated Assessor's Parcel No. 070-060-072, 070-060-96S, and 070-060-97S Coalinga, California (the "Property"), have submitted an application to amend the Official Zone Map of the City of Coalinga related to the Property; and

WHEREAS, the Planning Commission of the City of Coalinga held a duly noticed public hearing on the 25th day of May 2021, and after considering all oral and written testimony and evidence both for and against the rezone, adopted Resolution 021P-006 recommending approval to the City Council for rezoning 9.02 acres from PF and RMD and 2.13 acres from PF to RHD; and

WHEREAS, the Planning Commission has determined that, subject to the City Council's approval of the above, the proposed rezone will be consistent with the provisions of the City of Coalinga General Plan, Land Use Elements and Government Code Section 65860; and

WHEREAS, a public hearing by the Coalinga City Council on the proposed rezone has been advertised pursuant to the Coalinga Municipal Code, and public comment has been solicited by the City Council, and;

WHEREAS, all property owners within a 300 feet radius of the property, as determined by the current Fresno County Assessor's Tax Roll, the owner of the Property, the applicant and to all local agencies expected to provide essential facilities or services to the project whose ability to provide those facilities or services may be significantly affected by this action, were notified of the public hearing by U.S. Postal Service first class mail, and;

WHEREAS, notice of the public hearing also was advertised and also posted May 20, 2021, and;

WHEREAS, the City Council duly conducted the public hearing to consider the recommendation of the Planning Commission on the proposed rezone at their regularly scheduled June 3, 2021 meeting, and;

WHEREAS, after considering all oral and written testimony and evidence presented, the City Council of the City of Coalinga has determined that it is in the public interest to amend Official Zone Map of the City of Coalinga related to the property as requested by the owners and recommended by the Planning Commission, and;

WHEREAS, the City Council has made the following findings pertaining to the change of land use designation and re-zoning of the property:

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.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA ORDAINS AS FOLLOWS:

1. Subject to the Council's adoption of a resolution, the official Zoning Map of the City of Coalinga is hereby amended to change the zoning on 070-060-072, 070-060-96S, and 070-060-97S from PF to RMD and RHD as per the attached exhibit (A).
2. The City Clerk is authorized and directed to cause this ordinance or a summary of this ordinance to be published once in a newspaper of general circulation published within 15 days after its adoption. This ordinance shall take effect thirty (30) days after its adoption.

ATTEST:

The foregoing Ordinance was introduced by the City Council of the City of Coalinga, California, at a regular meeting held on June 3, 2021, and was passed and adopted by the City Council at a regular meeting held on July 1, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

City Clerk, City of Coalinga

Honorable Mayor, City of Coalinga

Exhibit "A" Rezone Map

DRAFT