

CITY COUNCIL RESOLUTION NO. 4029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA APPROVING A GENERAL PLAN AMENDMENT, ZONING AMENDMENT, TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, SITE REVIEW AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HERAT THE NORTHWEST CORNER OF PHELPS AVE AND GREGORY WAY (COMBINED DEVELOPMENY APPLICATION CDA 20-01)

WHEREAS, the City Council of the City of Coalinga, California, did on June 3, 2021, hold a duly noticed Public Hearing to consider the following:

- General Plan Amendment (Public Facilities to Residential Multi-Family and a Portion Residential High Density); and
- Zoning Amendment (PF - Public Facilities to RMD-PD - Residential Medium Density and a portion RHD-PD – Residential High Density with a Planned Development Overlay); and
- Tentative Subdivision Map to include (27) individual independent, single-story living units with an attached additional development unit (ADU);
- Site Plan Review; and
- Conditional Use Permit for (2) new assisted care buildings totaling 40 beds and 24,334 square feet; and one (1) Alzheimer care building totaling 20 beds and 10,279 square feet and
- Certification of an Initial Study/Mitigated Negative Declaration and mitigation monitoring program in accordance with the California Environmental Quality Act.

WHEREAS, the subject property is located at northwest corner of Phelps Ave and Gregory Way, identified more particularly described as (APN(s): 070-060-072, 070-060-96S, and 070-060-97S); 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 February 23, 2021 and ended on March 25, 2021: 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.

SITE PLAN REVIEW

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 site plan review:

1. The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
2. The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.

3. The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
4. The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

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.

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**NOW, THEREFORE, BE IT RESOLVED** by City Council of the City of Coalinga, California, as follows:

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

SECTION 2. That the City Council does hereby approve the combined development application inclusive of discussion and the staff report, with conditions as set in Exhibit "A" and further certify the IS/MND 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 3<sup>rd</sup> Day of June 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Mayor/Mayor Pro-Tem

ATTEST:

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City Clerk/Deputy City Clerk

## **EXHIBIT “A”**