

CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2018 – 08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANGER RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANGER ADOPT THE INITIAL STUDY – MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING OR REPORTING PROGRAM PREPARED FOR GENERAL PLAN AMENDMENT NO. 2018-01 AND ZONING MAP AMENDMENT NO. 2018 – 02.

WHEREAS, the Planning Commission of the City of Sanger held a meeting to review General Plan Amendment No. 2018-01 and Zoning Map Amendment No. 2018-02 on November 29, 2018; and

WHEREAS, the Planning Commission of the City of Sanger did conduct a public hearing in the Council Chambers of the Sanger City Hall, Sanger, California, on November 29, 2018, to consider the Initial Study-Proposed Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and

WHEREAS, pursuant to the provisions of the California Public Resource Code and the California Environmental Quality Act Guidelines, an Initial Study/Proposed Mitigated Negative Declaration was prepared to assess the environmental effects related to General Plan Amendment No. 2018-01 and Zoning Map Amendment No. 2018-02; and,

WHEREAS, the Initial Study – Proposed Mitigated Negative Declaration found that the project would not have a significant effect on the environment as all effects were either less than significant or would be mitigated to a level of less than significant; and,

WHEREAS, the Initial Study – Proposed Mitigated Negative Declaration recommended mitigation measures related to **Aesthetics, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Recreation, and Transportation/Traffic**; and

WHEREAS, the Initial Study – Proposed Mitigated Negative Declaration was routed to responsible agencies and interested parties and was noticed in the Sanger Herald for a 20 public review and comment period that ended on November 21, 2018; and,

WHEREAS, two comment letters were received – one from Caltrans District 6 and the other from the San Joaquin Valley Air Pollution Control District and,

WHEREAS, the comment letters did not raise any new significant environmental effects that were not disclosed and analyzed in the Initial Study – Proposed Mitigated Negative Declaration; and,

WHEREAS, a Final Initial Study – Mitigated Negative Declaration that includes the comment letters and the City’s response to the comments will be prepared; and,

WHEREAS, a Mitigation Monitoring and Reporting Program was subsequently prepared that defined the mitigation measures, when they are to be implemented and who would be responsible for monitoring.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council adopt the Initial Study – Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program; and direct the Senior Planner to post the Notice of Determination with the Fresno County Clerk within five days of final action.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of November, 2018, by the following vote:

AYES:

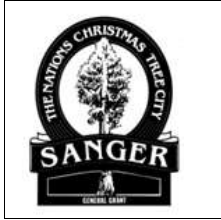
NOES:

ABSTAIN:

ABSENT:

Dated: November 29, 2018

*David Brletic, Secretary
Planning Commission of the City of Sanger*



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2018 – 09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANGER RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANGER AMEND THE GENERAL PLAN LAND USE DESIGNATIONS OF THE FOLLOWING PARCELS AS NOTED: APN 315-030-67 AND 315-030-68 FROM RESIDENTIAL – MEDIUM LOW DENSITY TO RESIDENTIAL – HIGH DENSITY; APN 315-096-10, 315-096-11, 315-096-12, 315-096-16, AND 315-096-17 FROM COMMERCIAL OFFICE TO RESIDENTIAL – HIGH DENSITY; APN 322-030-36, 322-030-49, AND 322-030-51 FROM RESIDENTIAL – LOW DENSITY TO RESIDENTIAL – HIGH DENSITY; APN 322-123-17, 322-123-27, AND 323-123-34 FROM COMMERCIAL GENERAL TO RESIDENTIAL – HIGH DENSITY; APN 322-132-03, 322-132-04, AND 322-132-05 FROM RESIDENTIAL – MEDIUM DENSITY TO RESIDENTIAL – HIGH DENSITY; APN 322-162-17 FROM RESIDENTIAL – LOW DENSITY TO RESIDENTIAL – HIGH DENSITY; APN 325-030-24S AND 325-030-76 FROM RESIDENTIAL – MEDIUM LOW DENSITY TO RESIDENTIAL – HIGH DENSITY; AND APN 332-042-01, 332-042-03, AND 332-190-36 FROM COMMERCIAL COMMUNITY TO RESIDENTIAL – HIGH DENSITY IN THE CITY OF SANGER, CALIFORNIA, 93657.

WHEREAS, the Planning Commission of the City of Sanger held a meeting to review General Plan Amendment No. 2018-01 and Zoning Map Amendment No. 2018-02 on November 29, 2018; and

WHEREAS, the Planning Commission of the City of Sanger did conduct a public hearing in the Council Chambers of the Sanger City Hall, Sanger, California, on November 29, 2018, to consider the Initial Study-Proposed Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and

WHEREAS, pursuant to the provisions of the California Public Resource Code and the California Environmental Quality Act Guidelines, an Initial Study/Proposed Mitigated Negative Declaration was prepared to assess the environmental effects related to General Plan Amendment No. 2018-01 and Zoning Map Amendment No. 2018-02; and,

WHEREAS, the Initial Study – Proposed Mitigated Negative Declaration found that the project would not have a significant effect on the environment as all effects were either less than significant or would be mitigated to a level of less than significant; and,

WHEREAS, the Initial Study – Proposed Mitigated Negative Declaration recommended mitigation measures related to **Aesthetics, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Recreation, and Transportation/Traffic**; and

WHEREAS, the Initial Study – Proposed Mitigated Negative Declaration was routed to responsible agencies and interested parties and was noticed in the Sanger Herald for a 20 public review and comment period that ended on November 21, 2018; and,

WHEREAS, two comment letters were received – one from Caltrans District 6 and the other from the San Joaquin Valley Air Pollution Control District and,

WHEREAS, the comment letters did not raise any new significant environmental effects that were not disclosed and analyzed in the Initial Study – Proposed Mitigated Negative Declaration; and,

WHEREAS, a Final Initial Study – Mitigated Negative Declaration that includes the comment letters and the City’s response to the comments will be prepared; and,

WHEREAS, a Mitigation Monitoring and Reporting Program was subsequently prepared that defined the mitigation measures, when they are to be implemented and who would be responsible for monitoring.

WHEREAS, the Commission made the following findings:

1. The proposed amendment is deemed to be in the public interest.
The proposed Amendment would support the City of Sanger’s efforts to meet the Regional Housing Need Allocation (RHNA) as directed by the State of California Department of Housing and Community Development. The RHNA is an effort to meet the affordable housing needs of the State California, including the City of Sanger. This is considered to be in the public’s interest
2. The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
The proposed Amendment changes the land use designation of specified properties but does not affect the implementation of the General Plan with respect to surrounding properties. No policy programs of the General Plan would be affected.

- 3. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. A Mitigated Negative Declaration (MND) has been prepared. The MND includes a Mitigation Monitoring or Reporting Programs.
- 4. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA). An Initial Study has been prepared that concluded that impacts created by the project would be less than significant. A Notice of Determination will be filed.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council adopt the proposed General Plan Amendment.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of November, 2018, by the following vote:

AYES:

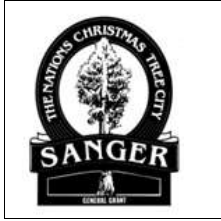
NOES:

ABSTAIN:

ABSENT:

Dated: November 29, 2018

*David Brletic, Secretary
 Planning Commission of the City of Sanger*



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2018-10

A RESOLUTION OF THE CITY OF SANGER PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANGER APPROVE ZONING ORDINANCE AMENDMENT NO. 2018-02.

AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANGER CHANGING ZONING DESIGNATION OF THE FOLLOWING PARCELS AS NOTED: APN 315-030-67 AND 315-030-68 FROM R-1-6 TO RM-1.5; 315-096-10, 315-096-11, 315-096-12, 315-096-16, AND 315-096-17 FROM C-P TO RM-1.5; APN 322-030-36, 322-030-49, AND 322-030-51 FROM R-1-10 TO RM-1.5; APN 322-123-17, 322-123-27, AND 323-123-34 FROM C-4 TO RM-1.5; APN 322-132-03, 322-132-04, AND 322-132-05 FROM R-1-6 TO RM-1.5; APN 322-162-17 FROM R-1-10 TO RM-1.5; APN 325-030-24S AND 325-030-76 R-1-6 TO RM-1.5; APN 332-042-01, 332-042-03, AND 332-190-36 FROM C-2 TO RM-1.5, IN THE CITY OF SANGER, CALIFORNIA, 93657.

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on November 29, 2018, to consider Zoning Ordinance Amendment No. 2018-02 to amend the Official Zoning Map of the City of Sanger, as noted in the description above; and

WHEREAS, a Mitigated Negative Declaration and Mitigation Monitoring or Reporting Programs has been prepared and recommend for approval by the Planning Commission of the City of Sanger; and

WHEREAS, said Planning Commission as a result of its inspections, investigations and studies made in its behalf and of testimonies offered at said hearing, has established that the interests of the City of Sanger and its residents would be served best by approving Zoning Amendment No. 2018-02.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council approve Zoning Ordinance Amendment No. 2018-02 amend the Official Zoning Map of the City of Sanger, as noted in the description above.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of November, 2018, by the following vote:

AYES:

NOES:

ABSENT:

Dated:

*David Brletic,
Secretary of the Planning Commission
of the City of Sanger*

DRAFT ZONING ORDINANCE AMENDMENT

Ordinance No. ____

(Zoning Amendment Application No. 2018-02 filed by City of Sanger)

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANGER CHANGING ZONING DESIGNATION OF THE FOLLOWING PARCELS AS NOTED: APN 315-030-67 AND 315-030-68 FROM R-1-6 TO RM-1.5; 315-096-10, 315-096-11, 315-096-12, 315-096-16, AND 315-096-17 FROM C-P TO RM-1.5; APN 322-030-36, 322-030-49, AND 322-030-51 FROM R-1-10 TO RM-1.5; APN 322-123-17, 322-123-27, AND 323-123-34 FROM C-4 TO RM-1.5; APN 322-132-03, 322-132-04, AND 322-132-05 FROM R-1-6 TO RM-1.5; APN 322-162-17 FROM R-1-10 TO RM-1.5; APN 325-030-24S AND 325-030-76 R-1-6 TO RM-1.5; APN 332-042-01, 332-042-03, AND 332-190-36 FROM C-2 TO RM-1.5, IN THE CITY OF SANGER, CALIFORNIA, 93657.

The City Council of the City of Sanger does ordain as follows.

Section 1. That the Official Zone Map of the City of Sanger be amended as follows: That the zoning designation of the following parcels be changed as noted: APN 315-030-67 and 315-030-68 from R-1-6 to RM-1.5; 315-096-10, 315-096-11, 315-096-12, 315-096-16, and 315-096-17 from C-P to RM-1.5; APN 322-030-36, 322-030-49, and APN 322-030-51 from R-1-10 to RM-1.5; APN 322-123-17, 322-123-27, and 323-123-34 from C-4 to RM-1.5; APN 322-132-03, 322-132-04, and 322-132-05 from R-1-6 to RM-1.5; APN 322-162-17 from R-1-10 to RM-1.5; APN 325-030-24S and 325-030-76 R-1-6 to RM-1.5; APN 332-042-01, 332-042-03, AND 332-190-36 from C-2 to RM-1.5.

Section 2. That the following conditions of said Zoning Amendment are required in order to protect the public's health, safety, and welfare and to ensure the timely development of the City:

The City of Sanger shall comply with the Mitigation Monitoring or Reporting Programs adopted with the Mitigated Negative Declaration of Environmental Impacts.

Section 3. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Sanger, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code § 36933. Any summary of this Ordinance must be approved by the City Attorney before its publication.

Section 4. **Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions, or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. Effective Date. This Ordinance shall take effect on the thirty-first (31st) day after its adoption.

I hereby certify that the foregoing Ordinance No. _____ was introduced and given first reading at a regular meeting of the Sanger City Council held on _____, 2018, and was thereafter duly adopted at a regular meeting of said City Council held on _____, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Frank Gonzales, Mayor

ATTEST:

Rebeca Padron, City Clerk

DRAFT