

RESOLUTION NO. 1927

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD APPROVING GENERAL PLAN AMENDMENT 89-01 INITIATED BY THE SOLEDAD COMMUNITY REDEVELOPMENT AGENCY TO REVISE THE GENERAL PLAN FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL AND ESTABLISHING A SPECIFIC PLAN LIMITING THE USE OF THE SITE TO USES FOR SENIOR CITIZEN HOUSING, OPEN SPACE, RECREATIONAL OR SINGLE FAMILY RESIDENTIAL

WHEREAS, The City of Soledad has received a request from the Soledad Community Redevelopment Agency requesting the revision to the City's General Plan Land Use Element and the City's Zoning Ordinance Map, revising the designations on property located on the north side of Walker Drive and the east side of Metz Road From Neighborhood Commercial to High Density Multi-Family Residential; and,

WHEREAS, The Planning Commission has held a Public Hearing on June 7, 1989 and a joint hearing with the Soledad Community Redevelopment Agency July 5, 1989, and has received Staff Reports dated June 7 and July 5, 1989 recommending approval of the proposed revisions; and,

WHEREAS, the Planning Commission adopted Resolution No.89-10 recommending approval of the proposed General Plan Amendment and Specific Plan; and,

WHEREAS, a Negative Declaration has been prepared for the proposed Amendment and posted on May 23, 1989; and,

WHEREAS, the proposed General Plan Amendment and Zone Change is in conformance with the City's General Plan Policies and Programs as adopted; and,

WHEREAS, The proposed General Plan Amendment will reduce the traffic generation potential from the site and will reduce the potential for traffic impacts from the development of the property; and,

WHEREAS, The General Plan Housing Element contains policies and programs supporting the need for Elderly (Senior Citizens) Housing; and,

WHEREAS, The site's street frontage is fully developed with public street improvements and is fully serviceable with public utilities; and,

WHEREAS, the development standards contained in the Zoning Ordinance area adequate to guide the development of the property; and,

WHEREAS, The Redevelopment Agency is currently working to develop the property for Senior Citizens Housing and are currently in the process of securing professional guidance for the development and the funding of the project; and,

WHEREAS, The City Council has held a Public Hearing on July 26 and reviewed the Planning Commissions and Staffs recommendations to approve the proposed revision; and,

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Soledad hereby approves General Plan Amendment 89-01 as follows:

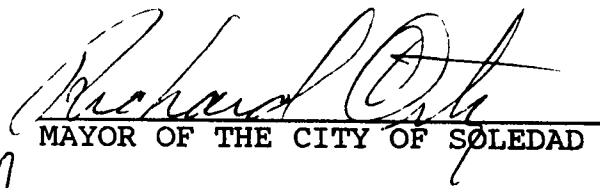
1. Revise the existing General Plan Land Use Designation on the Site from Neighborhood Commercial to Low Density Single Family as shown on "Exhibit A" attached hereunto and included herein by reference.
2. Adopt a Specific Plan for the development of the site limiting the development to Senior Citizens Housing, Open Space recreational or Single Family Residential Uses as shown on "Exhibit B" attached hereunto and included herein by reference.

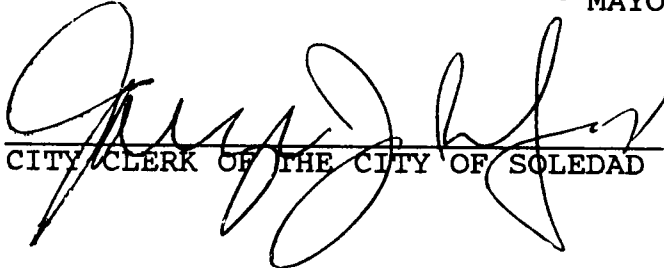
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Soledad duly held on the 26th day of July 1989, by the following vote:

AYES, and in favor thereof Councilmembers: Campos,
Holguin, Ledesma, Mayor Pro Tem Untalon, Mayor Ortiz

NOES, Councilmembers: None

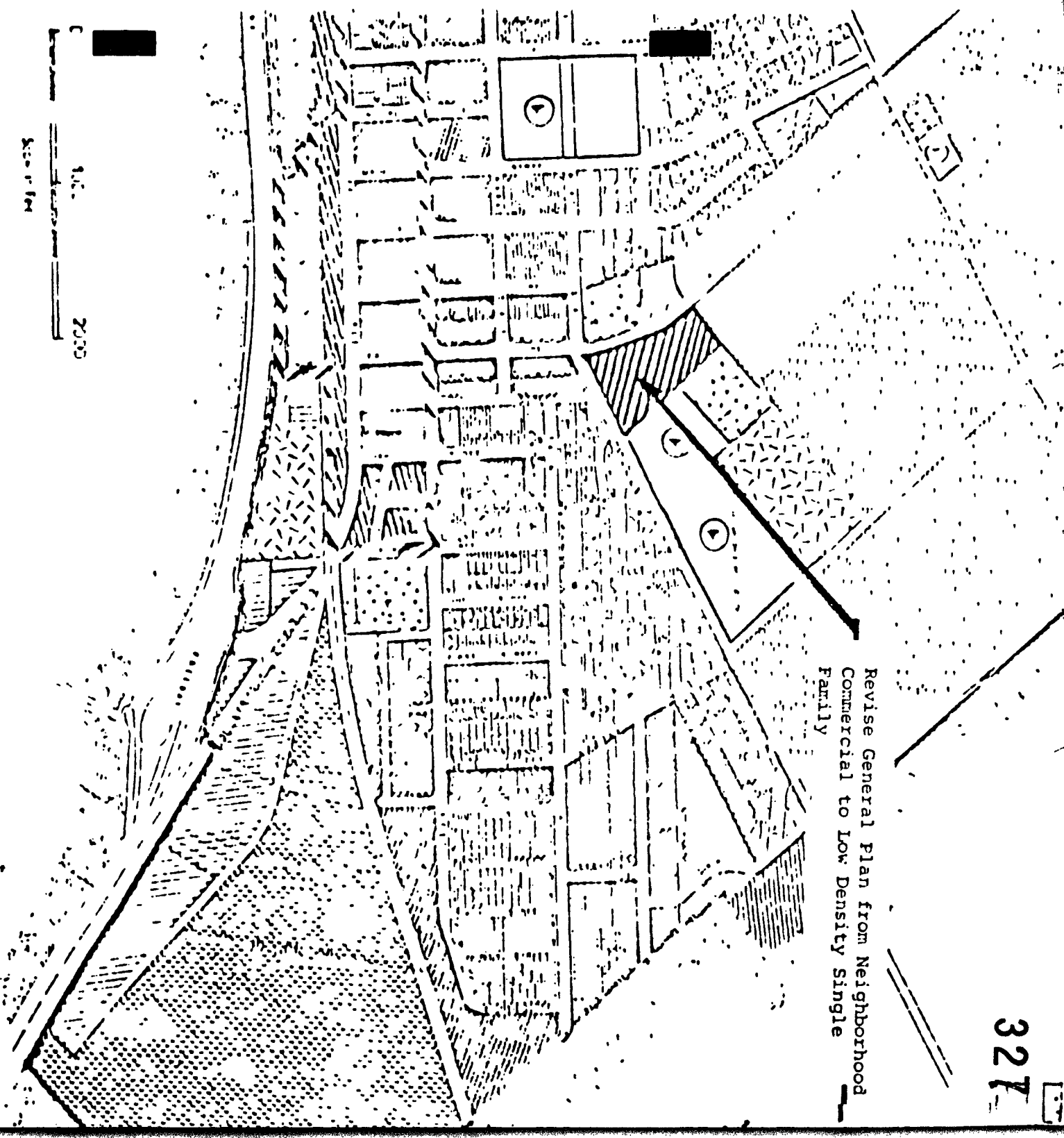
ABSENT, Councilmembers: None


MAYOR OF THE CITY OF SOLEDAD


CITY CLERK OF THE CITY OF SOLEDAD

GP/8901A

Revise General Plan from Neighborhood Commercial to Low Density Single Family



Summary of Policies

Housing

- 1. To encourage the development of a diverse housing stock.
- 2. To encourage the development of a variety of housing types and densities.
- 3. To encourage the development of a variety of housing prices.
- 4. To encourage the development of a variety of housing locations.
- 5. To encourage the development of a variety of housing forms.

Exhibit A

CITY OF SOLEDAD
SPECIFIC PLAN
FOR
PARCELS C and D OF TRACT NO. 978
ANDALUCIA SUBDIVISION

Permitted Land Uses:

- I. Elderly (Senior Citizen) Housing:
Elderly (Senior Citizen) Housing, exceeding single family residential density standards, subject to approval by the Planning Commission through the public hearing process.
- II. Open Space and Recreational Uses:
Open Space and Recreational Uses, as a part of or incidental to the uses permitted on the site and subject to approval by the Planning Commission through the public hearing process.
- III. Single Family Residential:
Single Family Residential Development, at a density permitted by the City's General Plan, Subdivision Ordinance, Zoning Ordinance, and all other requirements governing the development of single family development.

JM/jm
GP/8901F

"B"