

RESOLUTION NO. 5219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD ADOPTING FINDINGS AND REVERSING THE DECISION OF THE PLANNING COMMISSION UPON APPEAL, HEREBY ADOPTING AMENDMENTS TO THE SOLEDAD GENERAL PLAN LAND USE MAP AND OFFICIAL ZONING MAP TO CHANGE THE LAND USE DESIGNATION AND THE ZONING CLASSIFICATION, RESPECTIVELY, FOR A 1.5 ACRE SITE (APN 022-451-026) FROM “SINGLE FAMILY RESIDENTIAL (1 - 7 UNITS PER ACRE)” TO “MEDIUM DENSITY RESIDENTIAL (7 - 12 UNITS PER ACRE)” AND FROM THE “R-1 RESIDENTIAL-SINGLE FAMILY DISTRICT” TO THE “R-2 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT”;

WHEREAS, the Planning Commission of the City of Soledad has received an application initiated by Guillermo & Angela Nieto Family, LP (“Applicant”) to change the land use designation and corresponding zoning, respectively, on a 1.5 acre parcel located on San Vicente Road and Vista de Soledad (APN 022-451-026), hereafter referred to as “Project Site,” from “Single Family Residential (1 - 7 Units per Acre)” to “Medium Density Residential (7 - 12 Units Per Acre)” and Zoning District from the “R-1 Residential Single-Family District” to the “R-2 Medium Density Multi-Family Residential District”; and

WHEREAS, the Planning Commission denied the request for the amendments at a duly noticed public hearing held on July 28th, 2016; and

WHEREAS, the applicant filed a timely appeal to request reconsideration of the project by the City Council; and

WHEREAS, these requested amendments, upon reconsideration and adoption by the Soledad City Council, would enable subsequent development of an apartment complex on the Project Site by its owners, Guillermo & Angela Nieto Family, LP, contingent upon separate consideration and approval of a conditional use permit by the Soledad City Council; and

WHEREAS, a Mitigated Negative Declaration was completed on the proposed project site and related site development (the “Proposed Project” or “Project”) and the City Council has independently reviewed the document and received all evidence pursuant to the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, a notice of a public hearing on the requested amendments was published in the Soledad Bee on January 18, 2017, and notice was sent to all property owners within 300 feet of the Project Site on January 19, 2017, and comments from the public and interested persons were invited; and

WHEREAS, the City Council has determined that the proposed amendments to the Soledad General Plan Land Use Diagram and Official Zoning Map (as shown by **Exhibit A** and **Exhibit B**, attached hereto) will be consistent with the Soledad General Plan and will comply with all applicable provisions of the Soledad Zoning Ordinance; and

WHEREAS, the City Council has found that amendment of the Soledad General Plan Land Use Diagram and Official Zoning Map to change the designations and enable a higher residential density development on the Project Site will not conflict with established neighborhood character in adjoining portions of the City or on adjoining unincorporated areas, will not adversely affect either established development patterns in the Project Site vicinity or continued development in the area, and will be generally compatible with other uses and zoning in the vicinity; and

WHEREAS, on February 1, 2017, the City Council conducted a duly noticed public hearing on the requested General Plan and Zoning Map amendments and considered all public comments received, including the testimony of the applicant and the public, including previous correspondence at other scheduled public hearings and considered the written staff report incorporated herein by reference.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Soledad that all of the recitals set forth above are held to be true and correct and, by this reference, are hereupon incorporated as findings.

BE IT FURTHER RESOLVED that the City Council of the City of Soledad and take the following actions:

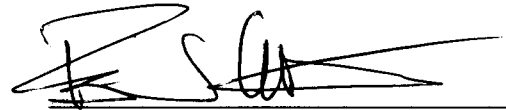
- A. Certify the Vista de Soledad Multi-Family Residential and General Plan Amendment Mitigated Negative Declaration dated December 2016 prepared for the project.
- B. Adopt by resolution, an amendment to the General Plan Land Use Diagram, Figure II-9, as shown on **Exhibit A**; and
- C. Adopt by ordinance, an amendment to the Official Zoning Map, as shown on **Exhibit B**.
- D. By the aforesaid actions, the Council reverses the Planning Commission's denial of the proposed General Plan and Zoning Map Amendments, and as such, Planning Commission Resolution 2016-04 is superseded and of no further force and effect.

PASSED AND ADOPTED by the City Council of the City of Soledad at an adjourned regular meeting duly held on the 15th day of February, 2017, by the following vote:

AYES, and in favor thereof, Councilmembers: Christopher Bourke, Mayor Pro Tem Alejandro Chavez, Anna Velazquez and Mayor Fred Ledesma

NOES, Councilmembers: Carla Stewart

ABSENT, Councilmembers: None



FRED LEDESMA, MAYOR

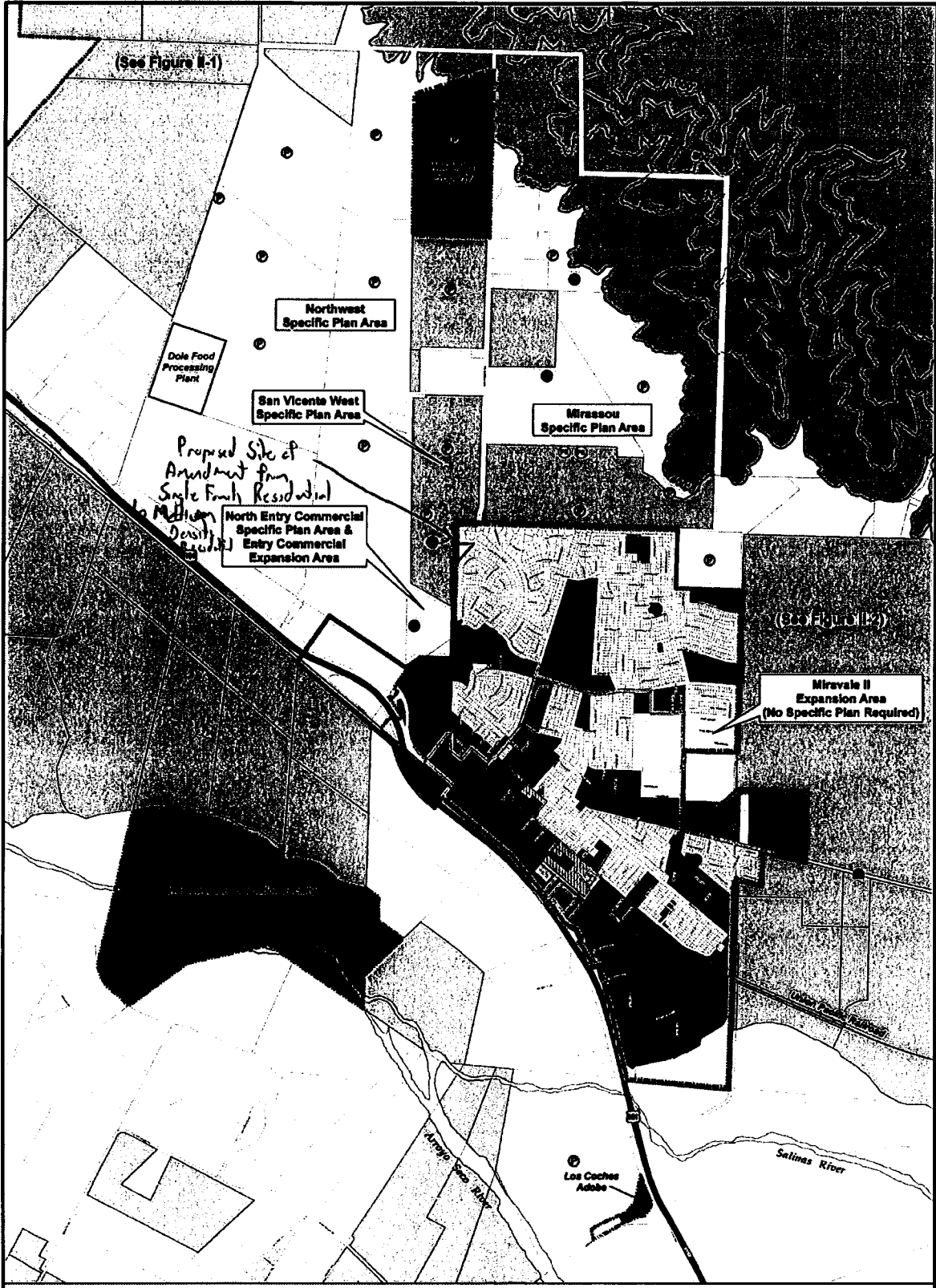
ATTEST:



MICHAEL C. MCHATTEN, CITY CLERK



Exhibit A



SOLEDAD
For the American West

Land Use Diagram

Single Family Residential	Neighborhood Commercial	Properties Subject to Williamson Act Contract	New Parks (location approximate)
Medium Density Residential	General Commercial	Open Space/Grazing	New Police or Fire Station (location approximate)
High Density Residential	Public Facility	City Limits	Schools
Downtown Commercial	Industrial	Adopted Sphere of Influence	Church
Service Commercial	Expansion Areas	Redevelopment Project Area	
	Downtown Specific Plan Boundary	Existing/Approved Parks	
	Agriculture		

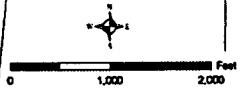
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Map Created by: [unclear]

Updated: 02/2009

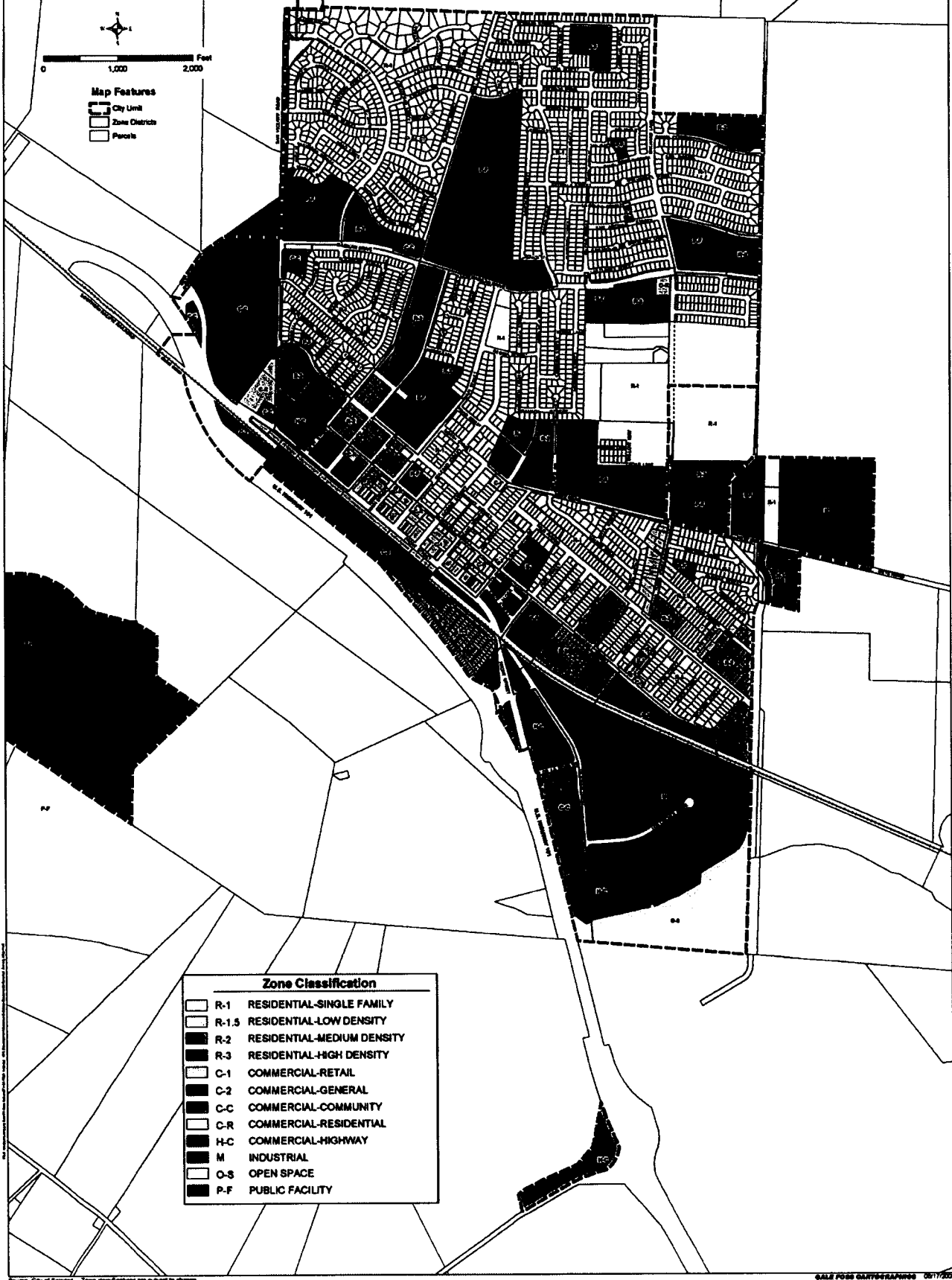
ZONING

City of Soledad

*Proposed Site of Zoning Amendment
from R-1 to R-2*



Map Features
City Limit
Zone Districts
Parcels



Zone Classification	
[White box]	R-1 RESIDENTIAL-SINGLE FAMILY
[Light gray box]	R-1.5 RESIDENTIAL-LOW DENSITY
[Medium gray box]	R-2 RESIDENTIAL-MEDIUM DENSITY
[Dark gray box]	R-3 RESIDENTIAL-HIGH DENSITY
[White box]	C-1 COMMERCIAL-RETAIL
[Light gray box]	C-2 COMMERCIAL-GENERAL
[Medium gray box]	C-C COMMERCIAL-COMMUNITY
[Dark gray box]	C-R COMMERCIAL-RESIDENTIAL
[White box]	H-C COMMERCIAL-HIGHWAY
[Dark gray box]	M INDUSTRIAL
[White box]	O-S OPEN SPACE
[Dark gray box]	P-F PUBLIC FACILITY

Source: City of Soledad. Zone classifications are subject to change.