



CITY OF SANGER

1700 7TH STREET

SANGER, CALIFORNIA 93657-2804

TELEPHONE: (559) 876-6300

FAX: (559) 875-8770

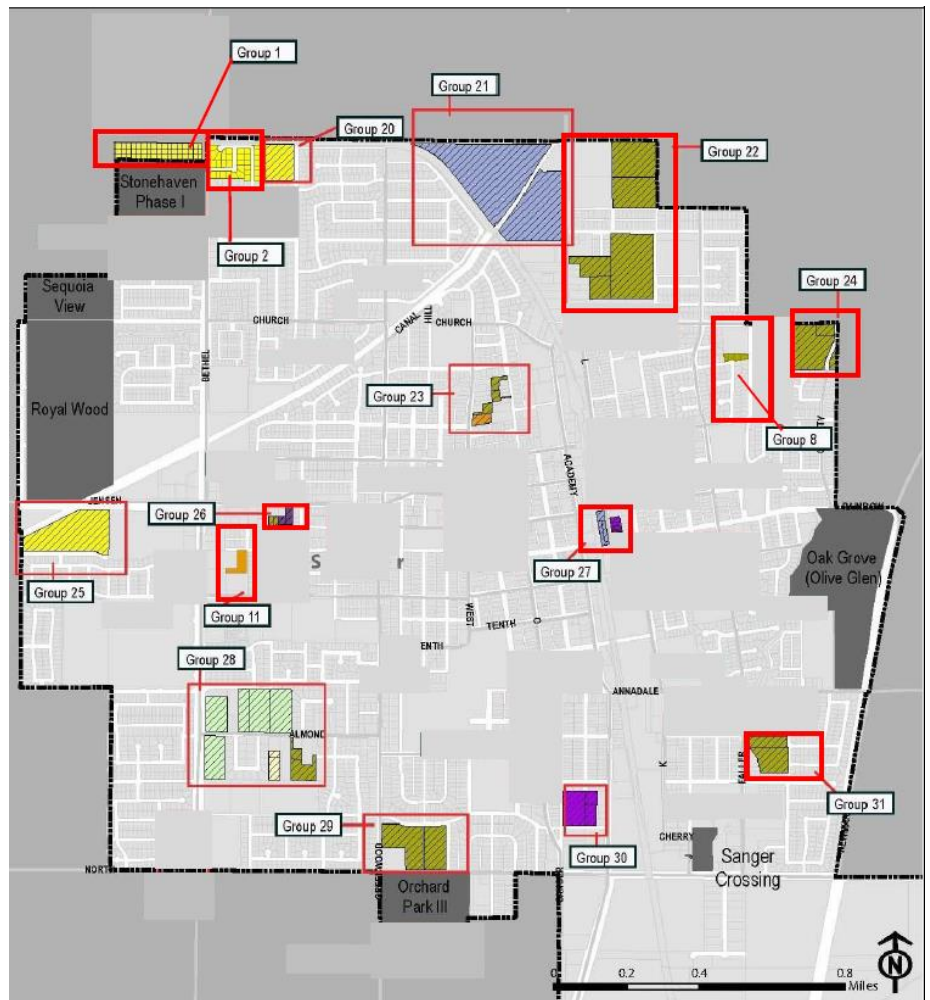
Si requiere traducción en español de este aviso, por favor contacte a Corina Tamez, secretaria administrativa, al (559) 876-6300, ext. 1500, o ctamez@ci.sanger.ca.us.

COURTESY NOTICE CONTINUED PUBLIC HEARING

Consider Amending General Plan, Change of Zoning Districts, & Addendum to Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that the City Council opened the public hearing of June 6, 2019, heard public testimony, and continued the public hearing to allow further public input and testimony. The Continued Public Hearing is scheduled for **Tuesday, July 2, 2019, at 6:00 PM at the Sanger Community Center, 730 Recreation Avenue, Sanger, California.** The City Council will continue consideration of the following:

1. Adoption of City Council Resolution 2019-30, a Resolution of the City Council Approving General Plan Amendment No. 2019-01 to Amend the City of Sanger 2025 General Plan for Specified Land Use Designations to Implement the City of Sanger Housing Element; and
2. Adoption of Ordinance No. 2019 – 01, an Ordinance of the City Council of the City of Sanger Adopting a Change of Zoning Districts Amendment No. 2019-01, Amending the Official Zone Map for Specified Zone Districts to Implement the City of Sanger Housing Element; and
3. Adoption of City Council Resolution 2019-31, a Resolution of the City Council of the City of Sanger Adopting an Addendum to Mitigated Negative Declaration for the City of Sanger Housing Element Update 2015-2013 for General Plan Amendment No. 2019-01 and Change of Zoning Districts Amendment No. 2019-01, by the



City Council in accordance with the California Environmental Quality Act (CEQA).

Project Description:

The project proposes to implement the City of Sanger’s recent Housing Element update by amending the City’s 2025 General Plan land use designations for the areas generally depicted as in the diagram, above. (More detailed diagrams can be found at www.ci.sanger.ca.us). The State of California mandates that the City provide for 1080 housing units at a minimum density necessary to accommodate affordable dwelling units is 20 units per acre. The City previously identified 27 prospective sites or groups, which have been further reduced to 16 sites or groups. While only a portion (54.11 acres) of the 16 sites or groups would be necessary to meet the State mandates, the City is required to give notice for all 16 sites or groups. These proposed changes in land use designation are more specifically described as follows:

The amendments to the City of Sanger General Plan and Zoning Ordinance include the following:

- a. **To Change the General Plan designation of the parcels listed in the table below from their corresponding General Plan designation listed in the table to HDR – High Density Residential:**

APN – Assessor’s Parcel Number
 MDR – Medium Density Residential
 Gen-Com – General Commercial

General Plan – Current General Plan Designation
 Off-Com – Office Commercial
 LDR – Low Density Residential

APN	General Plan	APN	General Plan	APN	General Plan
315-021-29	M-LDR	315-460-36	M-LDR	315-101-52	MDR
315-460-01	M-LDR	315-460-37	M-LDR	315-101-53	Off-Com
315-460-02	M-LDR	315-460-38	M-LDR	315-101-63	Off-Com
315-460-03	M-LDR	315-460-39	M-LDR	315-101-64	Off-Com
315-460-04	M-LDR	315-460-40	M-LDR	320-011-17S	Gen-Com
315-460-05	M-LDR	320-350-01	MDR	320-011-19S	Gen-Com
315-460-06	M-LDR	320-350-02	MDR	320-011-21S	Gen-Com
315-460-07	M-LDR	320-350-03	MDR	320-132-07	Gen-Com
315-460-08	M-LDR	320-350-04	MDR	320-132-09	Gen-Com
315-460-09	M-LDR	315-121-09	MDR	320-132-12	Gen-Com
315-460-10	M-LDR	315-460-49	M-LDR	320-132-13	Gen-Com
315-460-11	M-LDR	315-050-98	MDR	320-132-14	Gen-Com
315-460-12	M-LDR	315-050-94	Gen-Com	320-132-21	Gen-Com
315-460-13	M-LDR	315-050-95	Gen-Com	322-161-17	LDR-Parks/Open Space
315-460-14	M-LDR	315-050-96	Gen-Com	322-030-26	LDR
315-460-15	M-LDR	315-050-97	Gen-Com	322-030-45	LDR
315-460-16	M-LDR	315-030-67	MDR & Gen-Com	322-030-49	LDR
315-460-17	M-LDR	315-030-68	MDR & Gen-Com	322-030-51	LDR
315-460-18	M-LDR	315-060-42	MDR & Gen-Com	322-161-19	MDR
315-460-19	M-LDR	315-060-24	MDR	322-161-20	MDR
315-460-20	M-LDR	315-060-07	MDR	322-081-36	MDR
315-460-21	M-LDR	320-043-11	MDR	322-081-37	MDR
315-460-22	M-LDR	317-061-38	MDR	322-132-03	MDR
315-460-23	M-LDR	317-040-49	MDR	322-132-04	MDR
315-460-24	M-LDR	317-040-28	MDR	322-132-05	MDR
315-460-25	M-LDR	317-040-56	MDR	322-123-34	Gen-Com
315-460-26	M-LDR	320-073-07	MDR	322-123-17	Gen-Com
315-460-34	M-LDR	320-073-08	MDR	322-123-27	Gen-Com
315-460-35	M-LDR	315-040-51	M-LDR	325-030-24S	MDR
				325-030-76	MDR

b. To change the Zone designation of the parcels listed in the table below from their corresponding Zone designation listed in the table to RM – 1 Multiple-Family Residential 1,000 Square Feet Lot Area Per Unit.

APN – Assessor’s Parcel Number	Zone Designation Means Current Zone Designation
R-1-6	Single-Family Residential, 6,000 Square Feet Minimum Lot Area
R-1-7.5	Single-Family Residential, 7,500 Square Feet Minimum Lot Area
R-1-10	Single-Family Residential, 10,000 Square Feet Minimum Lot Area
R-A	Single-Family Residential, Agriculture
RM-2.5(S)	Multiple-Family Residential, 2,500 Square Feet Lot Area Per Unit, Single-Story
M-L	Light Manufacturing
C-M	Commercial & Light Manufacturing
C-P	Administrative & Professional Office
C-4	General Commercial

APN	Zone Designation	APN	Zone Designation	APN	Zone Designation
315-021-29	R-1-7.5	315-460-36	R-1-7.5	315-101-52	R-1-6
315-460-01	R-1-7.5	315-460-37	R-1-7.5	315-101-53	C-P
315-460-02	R-1-7.5	315-460-38	R-1-7.5	315-101-63	C-P
315-460-03	R-1-7.5	315-460-39	R-1-7.5	315-101-64	C-P
315-460-04	R-1-7.5	315-460-40	R-1-7.5	320-011-17S	M-L
315-460-05	R-1-7.5	320-350-01	R-1-6	320-011-19S	M-L
315-460-06	R-1-7.5	320-350-02	R-1-6	320-011-21S	M-L
315-460-07	R-1-7.5	320-350-03	R-1-6	320-132-07	C-4
315-460-08	R-1-7.5	320-350-04	R-1-6	320-132-09	C-4
315-460-09	R-1-7.5	315-121-09	RM-2.5(S)	320-132-12	C-4
315-460-10	R-1-7.5	315-460-49	R-1-7.5	320-132-13	C-4
315-460-11	R-1-7.5	315-050-98	M-L	320-132-14	C-4
315-460-12	R-1-7.5	315-050-94	C-M	320-132-21	C-4
315-460-13	R-1-7.5	315-050-95	C-M	322-161-17	R-A
315-460-14	R-1-7.5	315-050-96	C-M	322-030-26	R-A
315-460-15	R-1-7.5	315-050-97	C-M	322-030-45	R-A
315-460-16	R-1-7.5	315-030-67	R-1-6	322-030-49	R-A
315-460-17	R-1-7.5	315-030-68	R-1-6	322-030-51	R-A
315-460-18	R-1-7.5	315-060-42	R-1-6	322-161-19	R-1-10
315-460-19	R-1-7.5	315-060-24	R-1-6	322-161-20	R-1-10
315-460-20	R-1-7.5	315-060-07	R-1-6	322-081-36	R-1-6
315-460-21	R-1-7.5	320-043-11	R-1-6	322-081-37	R-1-6
315-460-22	R-1-7.5	317-061-38	R-1-6	322-132-03	R-1-6
315-460-23	R-1-7.5	317-040-49	R-1-6	322-132-04	R-1-6
315-460-24	R-1-7.5	317-040-28	R-1-6	322-132-05	R-1-6
315-460-25	R-1-7.5	317-040-56	R-1-6	322-123-34	C-4
315-460-26	R-1-7.5	320-073-07	R-1-6	322-123-17	C-4
315-460-34	R-1-7.5	320-073-08	R-1-6	322-123-27	C-4
315-460-35	R-1-7.5	315-040-51	C-2	325-030-24S	R-1-6
				325-030-76	R-1-6

The Planning Commission held a public hearing with a 4 member quorum to consider a recommendation to the City Council as to what portions of the 16 sites/groups would be most appropriate and viable to rezone to meet the State

Mandates and to consider the related General Plan Amendment and CEQA analysis. A majority of the quorum voted to make a recommendation for the CEQA component, General Plan amendment and change of zoned districts. As a majority of the total membership is required for the plan amendment and change of zone districts components, the Planning Commission decision was technically a divided recommendation to the City Council as to those particular items, but not the CEQA recommendation. The City Council has discretion to take independent action after consideration of the Planning Commission's recommendation. All interested parties are invited to attend the City Council hearing and to provide testimony either orally or in writing on the environmental effects of the proposed General Plan Amendment and Zoning Ordinance Amendments and on the General Plan and Zoning Ordinance Amendments. You may submit comments to Tom Navarro, Community Development Director at City Hall 559-876-6300, Ext, 1520. Should you need assistance in attending the meeting, please contact David Brletic at least 48 hours in advance so that proper arrangements can be made. Any person challenging any action on these matters in court may be limited to only those issues raised at the public hearing or in written correspondence submitted to the City Clerk at, or prior to, the public hearing at on (bpadron@ci.sanger.ca.us) or at Sanger City Hall, 1700 7th Street, Sanger, CA.

Staff reports on these matters will be available to the public at least three days prior to the hearing and may be reviewed at City Hall located at 1700 7th Street, Sanger CA. A copy of a diagram showing the proposed General Plan and Zoning Amendments is attached, above.

Si requiere la traducción de este aviso en español, por favor contacte a Corina Tamez, secretaria administrativa, al (559) 876-6300, ext. 1500, o ctamez@ci.sanger.ca.us.