

F. PUBLIC HEARINGS

1. **SUBJECT:** Proposed General Plan Amendment No. 2023-01, Proposed Zoning Amendment No. 2023-01 (including annexation), Proposed Conditional Use Permit No. 2023-01, Proposed Tentative Tract Map No. 2022-01, and Mitigated Negative Declaration for the Somerset Residential Community Project located south of E. North Avenue, east of S. Bethel Ave, and west of S. Greenwood Avenue (APNs 332-090-017, 332-090-26, 332-090-27, and 332-090-01 (annexation only)).

RECOMMENDATION: Receive staff's report and conduct public hearing, then:

1. Adopt Resolution No. 2023-04, recommending the City Council i) adopt pre-annexation zoning by approving Pre-Zoning Amendment No. 2023-01; and ii) adopt a Mitigated Negative Declaration for the Somerset Residential Community Project generally located south of E. North Avenue, east of S. Bethel Avenue, and west of S Greenwood Avenue (APNs 332-090-017, 332-090-26 and 332-090-27; and
 2. Adopt Resolution No. 2023-05 contingently approving Conditional Use Permit No. 2023-01 and Tentative Subdivision Map No. 2023-01 (Tentative Tract Map No. 6431) generally located south of E. North Avenue, east of S. Bethel Avenue, and west of S. Greenwood Avenue (APNs 332-090-17, 332-090-26 and 332-090-27) (Somerset Residential Community Project).
2. **SUBJECT:** Proposed Variance No. 2022-01, the Planning Commission will consider a Resolution approving a Variance to allow reduced rear yard setback standards and a Class 32 Categorical Exemption (Infill Development) under the California Environmental Quality Act. (Property located on the west side of Brehler Avenue, south of Webster Street)

RECOMMENDATION: Receive staff's report and conduct public hearing. Adopt Resolution No. 2023-06, approving Variance No. 2022-01 to reduce the required rear yard setback standards for the subject property, and adopt a Class 32 (Infill Development) exemption under CEQA (Property located on the west side of Brehler Avenue, south of Webster Street; APN 315-121-09).

3. **SUBJECT:** City of Sanger Five-Year Capital Improvement Plan (FY 2023/2024-2027/2028).

RECOMMENDATION: Staff recommends the Planning Commission approve Resolution No. 2023-07, making a finding of General Plan conformity for the proposed Five-Year Capital Improvement Plan (FY 2023/2024 – 2027/2028) in accordance with California Government Code Section 65401.

