

**RESOLUTION NO. PC2023-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
IMPERIAL, CALIFORNIA, RECOMMENDING THE CITY COUNCIL  
APPROVAL OF GENERAL PLAN AMENDMENT, ZONE CHANGE,  
SUBDIVISION REVISION TO THE MORNINGSTAR TENTATIVE TRACT  
MAP AND CERTIFYING A NEGATIVE DECLARATION  
(APN 063-010-089)**

**WHEREAS**, Ray Roben, has submitted an application for approval of General Plan Amendment, Zone Change, subdivision revisions to the Morningstar Tentative Tract Map and certifying a Negative Declaration; and

**WHEREAS**, a duly notified public hearing was held by the Planning Commission on February 8, 2023; and

**WHEREAS**, upon hearing and considering all testimony and arguments, examining and analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the proposed General Plan Amendment, Zone Change, subdivision revision to the Morningstar Tentative Tract Map and certifying a Negative Declaration.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby finds as follows:
  - 1. The proposed Zone Change and General Plan Amendment are consistent with the goals, objectives and policies of the General Plan;
  - 2. The proposed General Plan Amendment, Zone Change, subdivision revision to the Morningstar Tentative Tract Map are compatible with the surrounding environment;
  - 3. Public facilities and services can be provided to the proposed development without placing undue additional burden on existing residents and businesses; and

- C) That on the findings made above, the Planning Commission recommends **APPROVAL** of the General Plan Amendment and Zone Change, subdivision revision to the Morningstar Tentative Tract Map; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of the General Plan Amendment from to Residential Low Medium Density to Residential High Density and Residential Low Medium Density to Commercial Regional, and Zone Change from R-1 (Residential Single Family) to RA (Residential Apartments) 5.93 acres and R-1 (Residential Single Family) to RA (Residential Apartments) 14.93 acres and;
- E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a Negative Declaration; and
- F) All recommendations made by the Planning Commission are based on the following findings:
1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
  2. The project is following and in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
  3. The initial environmental assessment shows that there is no substantial evidence that the General Plan Amendment and Zone Change, subdivision revision to the Morningstar Tentative Tract Map and Negative Declaration may **NOT** have a significant impact on the environment.
  4. There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project.
  5. The proposed Zone Change and General Plan Amendment are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of the City and its sphere of influence.
  6. The proposed Zone Change and General Plan Amendment are consistent with the policies and the land uses of the existing City of Imperial General Plan.

7. The proposed General Plan Amendment and Zone Change are consistent with the objective of the City of Imperial's General Plan Guidelines and Zoning Ordinance.

**PASSED, ADOPTED AND APPROVED** by the Planning Commission of the City of Imperial, this 8<sup>th</sup> day of February, 2023.

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Planning Commission Chairman

ATTEST:

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City Clerk