

ORDINANCE NO. 575 N.S.
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE
 IN SECTION 21.12.020 OF THE ZONING REGULATIONS
 (REZONE 89002 - INFILL ANNEXATION)

WHEREAS, at its meeting of April 3, 1989, the City Council adopted a resolution requesting annexation of 330 acres generally located south of Highway 46 and east and west of Golden Hill Road, referred to as the Infill Annexation, and

WHEREAS, the portion of the area to be annexed addressed by this ordinance is located within the Airport Review area proposed by the 1987 Update to the County Airport Land Use Plan, and

WHEREAS, the portion of the area to be annexed addressed by this ordinance has been designated by the City's General Plan for Commercial Light Industrial Land Use, and

WHEREAS, the portion of the area to be annexed addressed by this ordinance needs to be rezoned, and

WHEREAS, at its meeting of April 11, 1989, the Planning Commission took the following actions regarding this ordinance:

a. Considered the facts and analysis, as presented in the staff reports prepared for this ordinance;

b. Conducted a public hearing to obtain public testimony on this ordinance;

c. Based on the information contained in the initial study prepared for this ordinance, and subject to the proposed conditions of this ordinance, to act as mitigation measures, found that there was no substantial evidence that it would have a significant effect on the environment and recommended that the City Council adopt a Negative Declaration in accordance with the California Environmental Quality Act; and

d. Recommended that the City Council adopt this ordinance, and

WHEREAS, at its meeting of May 2, 1989, the City Council took the following actions:

a. Considered the facts and analysis, as presented in the staff reports prepared for this ordinance;

b. Considered the recommendation of the Planning Commission regarding this ordinance;

c. Conducted a public hearing to obtain public testimony on this ordinance;

d. Based on the information contained in the initial study prepared for this ordinance, and subject to the proposed conditions of this ordinance, to act as mitigation measures, found that there was no substantial evidence that it would have a significant effect on the environment and adopted a Negative Declaration in accordance with the California Environmental Quality Act,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso De Robles, California, to amend the Zoning Map of the City of El Paso De Robles, dated July 1, 1977, as follows:

That the following properties described on the 1988 Assessor's Rolls for the County of San Luis Obispo be rezoned C-3,PD as

shown on Exhibit A (attached) and be subject to the conditions listed below:

1. Those properties located south of Union Road and east of Golden Hill (Pioneer) Road (APN's 20-141-03, 04, 06, 07, 08, 20, 23, 25, 31, and 32; 26-211-27, 28, and 29);
2. Those properties located north of Union Road, east of its intersection with Highway 46 East (APN's 26-211-02, 14, 17, 18, 21, and 22);
3. The 2 acre parcel located on the southwest corner of Union and Golden Hill (Pioneer) Road (APN 20-141-09).

CONDITIONS:

1. That development plans for those C-3,PD properties which abut residentially-zoned land be conditioned to require the following:

a. Construction of a solid wall of decorative masonry materials such as slumpstone or split faced block, 6 to 8 feet high; and

b. Provision of a thick landscaping screen, at least 10 feet wide to be planted on commercial property, in a location to be approved by the Architectural Review Committee; recommended screening materials would include trees or tall shrubs which would grow more than 10 feet high such as Eucalyptus Nicholii and Leyland Cypress.

2. That all land uses in the C-3,PD Zoned properties be subject to approval of a conditional use permit to ensure that the following occur:

a. Commercial light industrial uses do not create noise, visual, and/or land use impacts to neighboring residential land uses;

b. Commercial uses shall be limited to those which the City Council has determined will not have a detrimental effect on the City's goal of revitalizing the downtown.

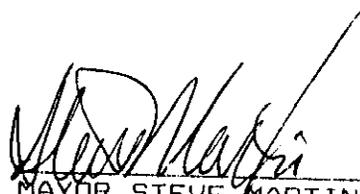
3. That development of any vacant properties which requires environmental review per the California Environmental Quality Act (CEQA), be required to have an archaeological study performed prior to issuance of building or grading permits.

PASSED AND ADOPTED THIS 16th day of May, 1989 by the following roll call vote:

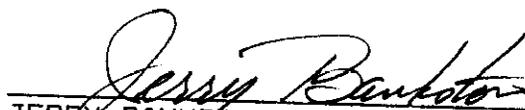
AYES: Dolan, Russell, Reneau and Martin

NOES: None

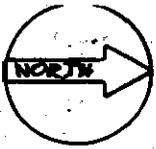
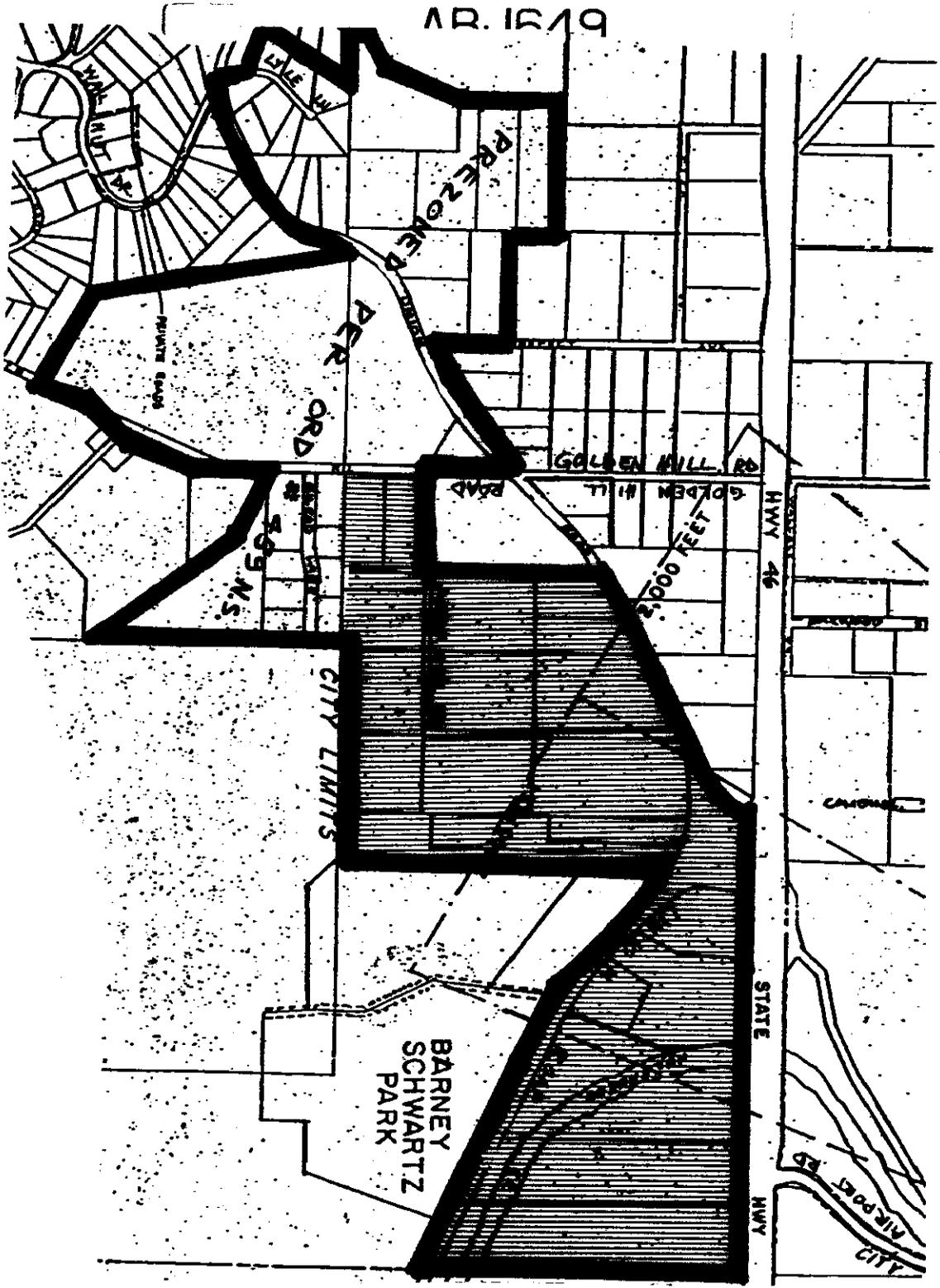
ABSENT: Conway


MAYOR STEVE MARTIN

ATTEST:


JERRY BANKSTON, CITY CLERK

ABJ649



PREZONE C-3, PD
 (COMMERCIAL LIGHT INDUSTRY,
 PLANNED DEVELOPMENT)

REZONE 89002 - INFILL AMEX

EXHIBIT A

ORDINANCE 2 N.S.