

ORDINANCE NO. 601 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 90009 - 8 PROPERTY OWNERS)

WHEREAS, the owners of 8 of 13 lots comprising 40 acres located on the north side of Meadowlark Road, between Beechwood Drive and Oriole Way have filed an application to rezone the 13 acres from R-1,B-5 to R-1,B-3,PD; and

WHEREAS, the proposed R-1,B-3,PD zoning is compatible with the Low Density Residential General Plan Land Use Category for the subject 13 lot, 40 acre area; and

WHEREAS, public hearings were conducted by the Planning Commission on September 11, 1990 and by the City Council on October 2, 1990, to consider facts as presented in the staff report and to accept public testimony regarding this proposed rezone; and

WHEREAS, a Negative Declaration has been adopted for this rezone in accordance with the California Environmental Quality Act; and

WHEREAS, the City Council finds that any Development Plan, to be submitted as required by Section 21.16A.050 of the PD Zone Regulations, should include the following condition(s):

1. That any new lots to be created provide adequate access to each parcel and maintain adequate circulation on affected streets.

2. That lot configurations contribute to desirable land use pattern and are compatible with neighboring lots.

3. That, prior to occupancy of each residential unit, fair share reimbursement for the City's cost to upgrade the sewer trunk main serving the site be paid.

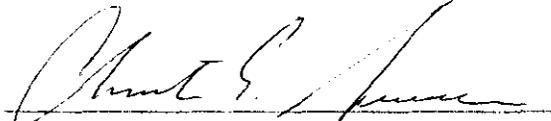
4. That all new residential units be subject to architectural review to ensure that new units are compatible with existing units.

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:

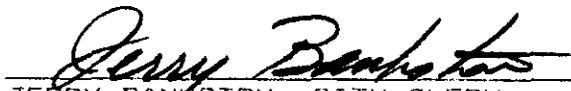
That Assessor's Parcel No.'s 9-751-27 through 38 and 9-751-58, as described on the 1990 Assessor's Rolls for the County of San Luis Obispo be rezoned R-1,B-3,PD as shown on Exhibit A (attached).

PASSED AND ADOPTED THIS 16th day of October, 1990 by the following roll call vote:

AYES: Russell, Reneau, Picanco, Martin and Iversen
 NOES: None
 ABSENT: None
 ABSTAIN: None


 MAYOR CHRISTIAN E. IVERSEN

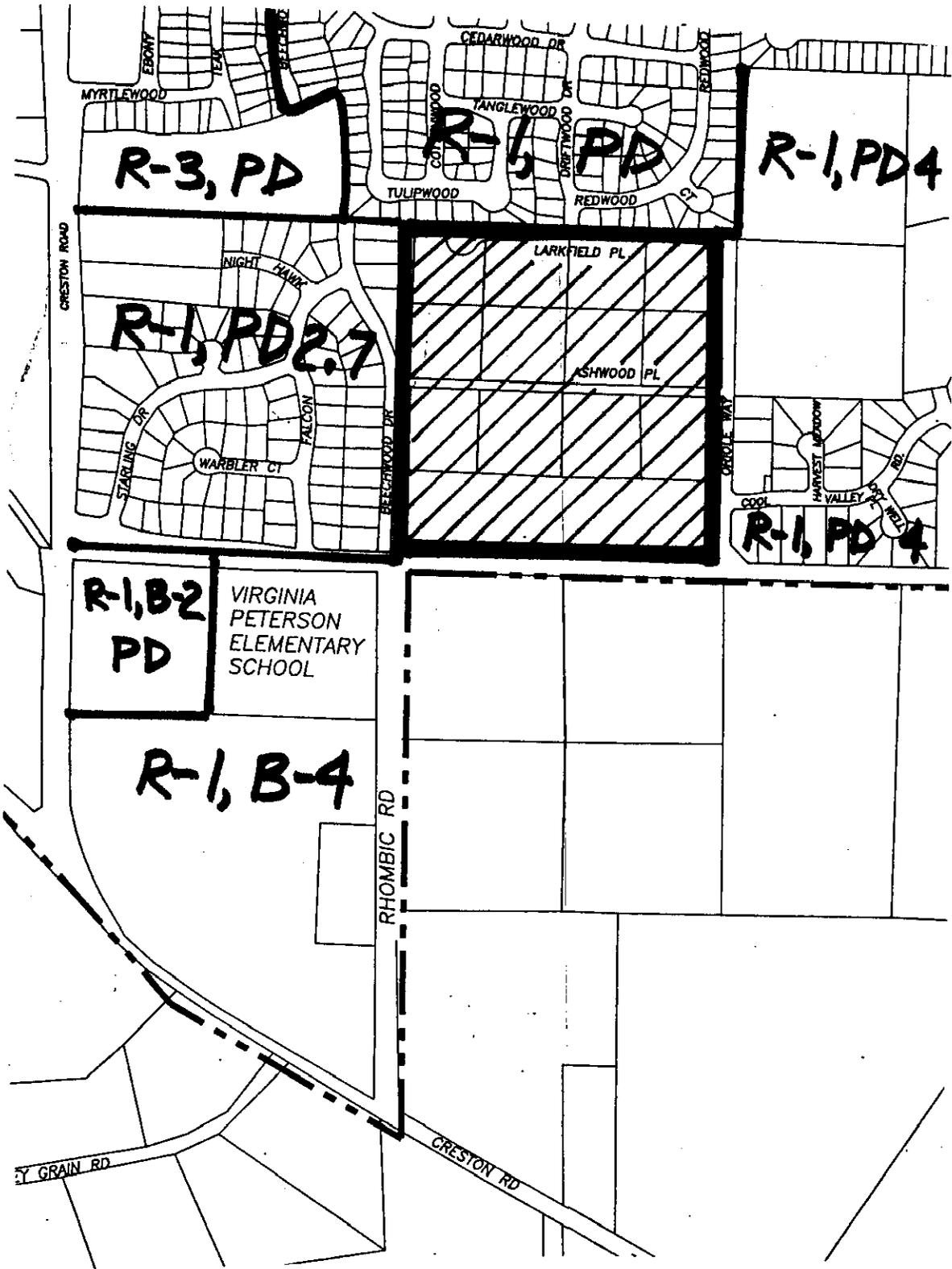
ATTEST:


 JERRY BANKSTON, CITY CLERK

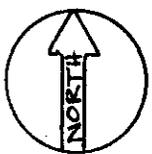
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REZONE 90009



 REZONE FROM R-1, B-5
To R-1, B-3, PD

EXHIBIT A

ORDINANCE 601 N.S.