

ORDINANCE NO. 893 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING THE CITY'S ZONING MAP REGARDING PROPERTY AT THE  
NORTHWEST CORNER OF CRESTON AND ROLLING HILLS ROAD  
(ZONE CHANGE 04-007 – NORTH COAST ENGINEERING / WOODY WOODRUFF)

WHEREAS, the City's adopted General Plan of December 16, 2003 reflects a property at the northwest corner of Creston and Rolling Hills Road as "Residential Multi-family, up to 20 units per acre (RMF-20)" (County Assessor Parcel Nos. 009-641-008, 009, 010, 011, 012, 013, 014, and 015); and

WHEREAS, the current Zoning Map has an Office Professional (OP) designation for the subject parcels; and

WHEREAS, the current Zoning is inconsistent with the City's adopted General Plan, which is the land use policy of the City of Paso Robles; and

WHEREAS, at its meeting of October 12, 2004, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on consideration of information received at its meetings of November 16, 2004, and January 18, 2005, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted public hearings to obtain public testimony on the proposed ordinance;
- c. Considered the Commission's recommendation from the Planning Commission's October 12, 2004, public meeting;
- e. Introduced said ordinance for first reading; and

WHEREAS, on February 1, 2005, the City Council held second reading of said ordinance.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This code amendment is consistent with the City's General Plan.
3. The Final Environmental Impact Report that was certified on December 16, 2003, anticipated this proposed rezone and the City Council, by its independent judgment, has determined that there is no need for further environmental review or documentation at this point in time.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

The City's Zoning Map is hereby amended to replace the current Office Professional (OP) Zoning with Residential Multi-Family, High Density, allowing up to 20 dwelling units per acre (R-4-20) for County Assessor Parcel Nos. 009-641-008, 009, 010, 011, 012, 013, 014, and 015, consistent with the attached Exhibit A.

SECTION 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 3. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on January 18, 2005, and passed and adopted by the City Council of the City of El Paso de Robles on the 1<sup>st</sup> day of February 2005 by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco, and Mecham  
NOES: None  
ABSTAIN: Strong  
ABSENT: None

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Frank R. Mecham, Mayor

ATTEST:

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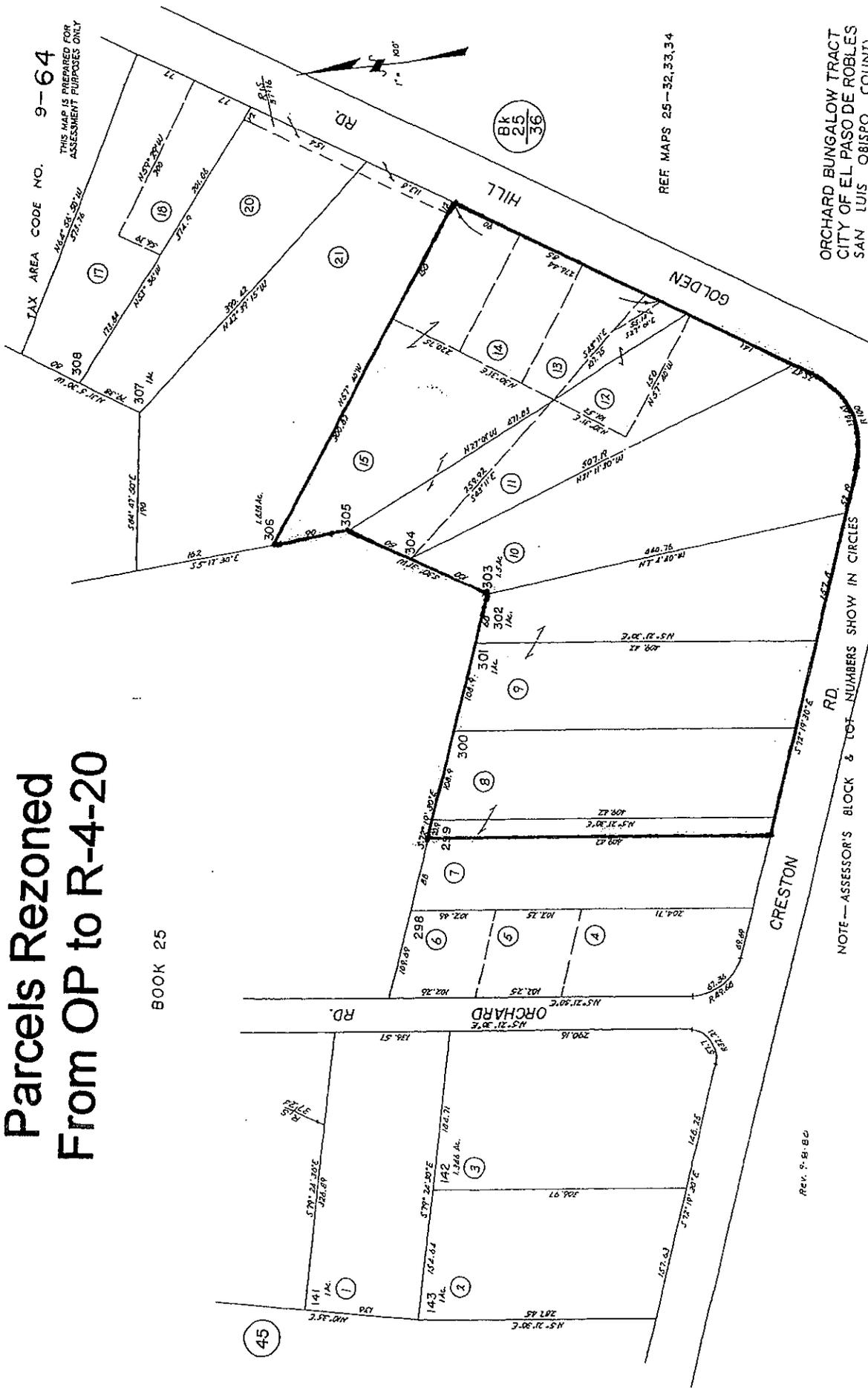
Sharilyn M. Ryan, Deputy City Clerk

# Parcels Rezoned From OP to R-4-20

BOOK 25

TAX AREA CODE NO. 9-64

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY



REF MAPS 25-32,33,34

ORCHARD BUNGALOW TRACT  
CITY OF EL PASO DE ROBLES  
SAN LUIS OBISPO COUNTY  
CALIFORNIA

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

## Exhibit "A"

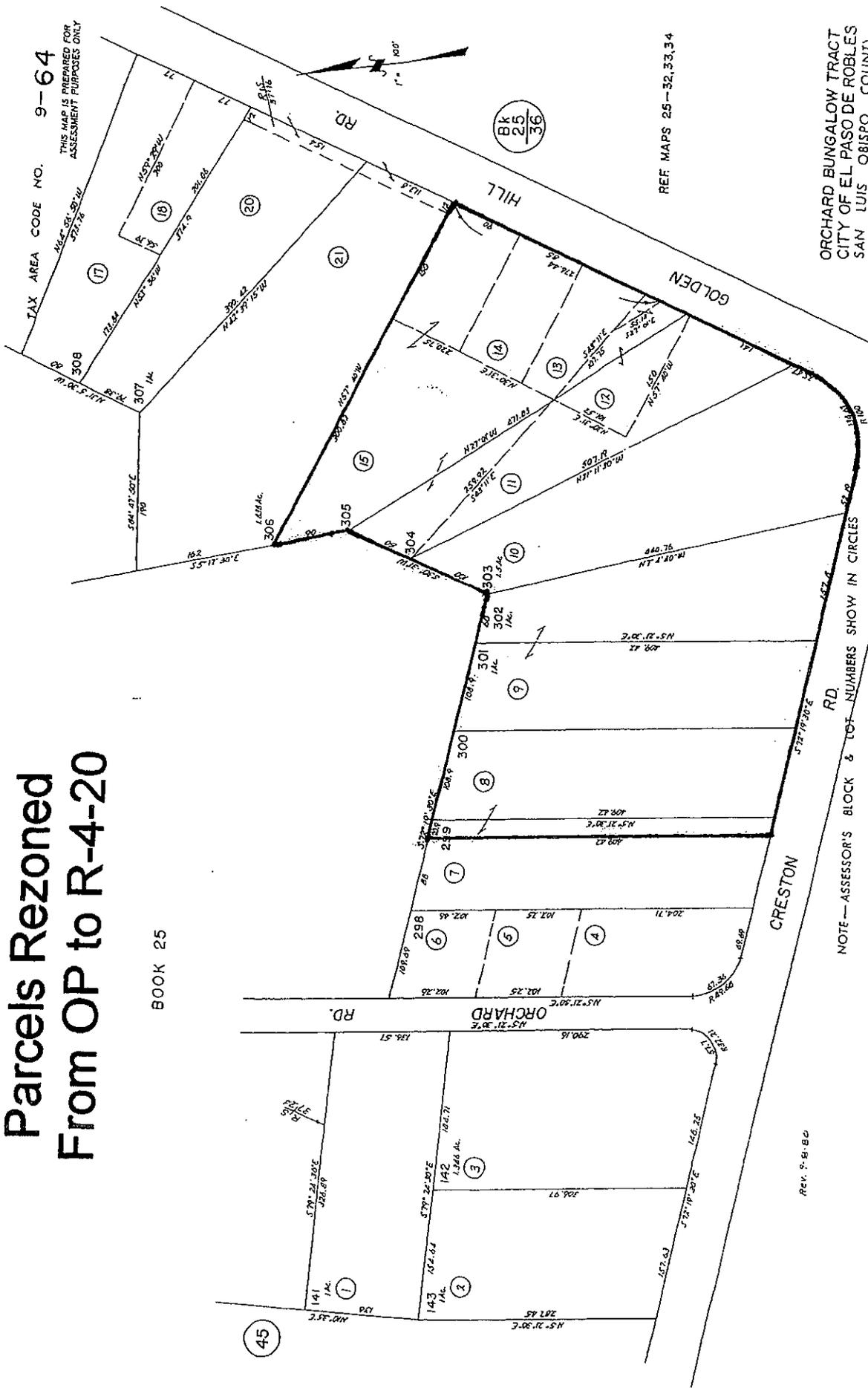
REV. 9-8-80

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Exhibit "A"

REV. 9-8-80