ORDINANCE NO. 895 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING TITLE OF THE MUNICIPAL CODE
TO APPROVE A ZONING MAP CHANGE FOR REZONE 04-011
(LINNE ROAD ANNEXATION AREA, ANNEXATION NO. 88)

WHEREAS, North Coast Engineering, representing property owners, has initiated Rezone 04-011 to consider the appropriate zoning designation (pre-zone) for property that is to be considered for Annexation to the City of El Paso de Robles; and

WHEREAS, the subject area is located in the County unincorporated area east of the City of Paso Robles, north of Linne Road and generally east of a northward extension of Airport Road, including fifty-nine (59) separate parcels reflected as County Assessor Parcel Numbers, a list of which is on file with the City of Paso Robles; and

WHEREAS, the total property subject to this zoning amendment is approximately 31 acres under multiple ownerships, a list of which is on file with the City of Paso Robles; and

WHEREAS, the proposed City zoning designation for the property that would be consistent with the 2003 General Plan designations, providing RSF-6 (residential single family with an overall density of up to six dwelling units per acre) on the Paso Robles Vineyard property (APN 020-211-008 PTN), and with RMF-9 (residential multi-family with an overall density of up to 9 dwelling units per acre) on the multiple parcels generally referred to as "Our Town", and the total number of dwelling units for the combination of both areas would be up to 229, subject to approval of a Specific Plan for the subject properties; and

WHEREAS, the annexation includes an intervening, elongated 2,786.65 square foot parcel under the ownership of Chandler Palos Verdes S&G, specifically APN 020-211-010, the zoning of which is proposed to be Planned Manufacturing (PM), consistent with the adjacent parcels to the north and west under the same property ownership; and

WHEREAS, the actual number of dwelling units to be approved on the Paso Robles Vineyard and Our Town parcels will be subject to completion and adoption of a Specific Plan and consideration of topographic, environmental and other development constraints; and

WHEREAS, a Final Environmental Impact Report (FEIR) was certified by the Paso Robles City Council for the General Plan update on December 16, 2003, anticipating the type of zoning that is under consideration for the subject properties, and based on that FEIR there would be no further need for environmental review or assessment in conjunction with the proposed pre-zone and annexation, anticipating that there would be a more detailed environmental assessment in conjunction with preparation of a Specific Plan and prior to granting any entitlement for subdivision or related development of the subject properties; and

WHEREAS, at its meeting of January 25, 2005, 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 conclude that there is no need for further environmental review at this point in time;

d. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of February 15, 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. Considered the recommendation of the Planning Commission regarding this code amendment;

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

d. Considered the content of the Final Environmental Impact Report for the 2003 General Plan

update and concluded that there is no need for further environmental review in conjunction with the proposed pre-zone and related annexation application.

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 zoning map amendment is consistent with the City's General Plan.

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

SECTION 1. *The Zoning Map of the Municipal Code is hereby amended as shown on Exhibit A of this ordinance.*

SECTION 2. 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 3. 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 4. Inconsistency. To the extent that the terms of 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 5. 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 February 15, 2005, and passed and adopted by the City Council of the City of El Paso de Robles on the 1st day of March 2005 by the following vote:

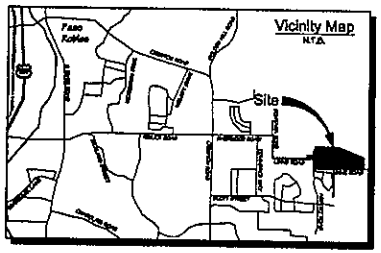
AYES: Heggarty, Nemeth, Picanco, Strong, and Mecham
NOES: None
ABSTAIN: None
ABSENT: None

_____
Frank R. Mecham, Mayor

ATTEST:

_____
Sharilyn M. Ryan, Deputy City Clerk

Planned Manufacturing
APN 020-211-010



LEGEND

RECORD BOUNDARY

EXISTING CITY BOUNDARY

PROPOSED ANNEXATION BOUNDARY

SITE STATISTICS

GROSS SITE AREA = 31 ACS

RMF-9
"Our Town" Parcels

LOT 22

LOT 52

PARCEL PER 1199 OR 688

PARCEL PER 1188 OR 177

CONDICT BLVD

ENTRANCE ROAD

LINNE ROAD

TRACT 232
5 MB 84

POINT OF BEGINNING

SENTIMENTAL LANE

SWEETHEART LANE

SILVERY MOON LANE

BLUE HEAVEN LANE

RED ROBIN LN

STARDUST LANE

CALIFORNIA DR

AARDE DRIVE

PARCEL 22
3885 OR 909

PARCEL 23
3989 OR 351

PARCEL 24
3995 OR 914

PARCEL 25
3995 OR 915

PARCEL PER
3831 OR 634

PORTION OF
PARCEL B
(REMAINDER)
PER
33 PM 85

LOT 51

LASSEN COURT

SEQUOIA COURT

TURTLE CREEK ROAD

AIRPORT ROAD

LOT 54,
TRACT 850

LOT 56

RSF-6
APN 020-211-008

LINNE ROAD
ANNEXATION AREA

Exhibit "A"
Rezone 04-011

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JOHN R. SANDERS
LS 5812
Exp. 6/30/06

PRELIMINARY

REVISIONS

NO.	BY	DATE	DESCRIPTION

ANNEXATION No.88

TO THE CITY OF EL PASO DE ROBLES
BEING PORTIONS OF LOTS 22 AND 53 OF THE SUBDIVISION OF THE RANCHO SANTA YSABEL AND ADJACENT LANDS, ON THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, PER THE MAP RECORDED JANUARY 28, 1887 IN BOOK A OF MAPS AT PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER	SCALE	SHEET
	KG	JRS	04128	1"=100'	1 OF 1

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