

ORDINANCE NO. 1031 N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
ADOPTING REZONE 13-001
APPLICANT – WES WILLHOIT/ESTRELLA ASSOCIATES
RIVER OAKS II EXPANSION - APN: 025-390-009

WHEREAS, Wes Willhoit, on behalf of Estrella Associates (“Applicant”), in connection with the proposed development of a project known as River Oaks II Expansion (the “Project”), has filed a request for a General Plan Land Use Element Diagram Amendment (GPA 13-002) and a Borkey Area Specific Plan Amendment (SPA 13-001); and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve the Mitigated Negative Declaration prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve GPA 13-002 and SPA 13-001; and

WHEREAS, the City Council has approved the Mitigated Negative Declaration prepared for the Project; and

WHEREAS, the City Council has approved GPA 13-002 and SPA 13-001; and

WHEREAS, the Applicant has also filed a request for consideration of Rezone 13-001, to rezone property located north of the existing River Oaks residential neighborhood development, east of the Salinas River, west of Buena Vista Drive (APN: 025-390-009); and

WHEREAS, Rezone 13-001 would rezone property currently zoned Agricultural to: Residential Single Family (R-1) - 85 acres, Parks and Open Space (POS) - 18 acres, and add a Resort Lodging Overlay (R/L) on approximately 26 acres, as shown in Exhibit A – Zoning Map Amendment; and

WHEREAS, the rezone is necessary to provide zoning map consistency GPA 13-002 and SPA 13-001;

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

SECTION 1. All of the above recitals are true and correct and incorporated herein by reference.

SECTION 2. Based on the facts and analysis presented to it, including all written and oral testimony, the Planning Commission hereby makes following findings regarding Rezone 13-001:

- a. The rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 13-002).
- b. The rezone is necessary to provide consistency with Specific Plan Amendment 13-001.
- c. Rezone 13-001 would provide for orderly development within the City.

SECTION 3. The foregoing findings and determinations are based upon the following:

- (a) The Recitals set forth in this Ordinance, which are deemed true and correct;
- (b) Resolution No. 16-082, adopted by the City Council on June 21, 2016, making findings as to the Mitigated Negative Declaration for the River Oaks II Expansion project, including the Mitigation Monitoring and Reporting Program, approved by and incorporated in said Resolutions, which Resolutions and exhibits are incorporated herein by reference as if set forth in full;
- (c) The City’s General Plan, as amended by the General Plan Amendment adopted by the City Council by Resolution No. 16-083 prior to adoption of this Ordinance;
- (d) All City staff reports (and all other public reports and documents) prepared for the Planning Commission, City Council, or others relating to the Zoning Map Amendment, and other actions relating to the Property;
- (e) All documentary and oral evidence received at public hearings or submitted to the City Council or City during the comment period relating to the Zoning Amendment, and other actions relating to the Property; and

- (f) All other matters of common knowledge to the Planning Commission and City Council, including, but not limited to the City's fiscal and financial status; City policies and regulations; reports, projections and correspondence related to development within and surrounding the City; State laws and regulations and publications.

SECTION 4. The City Council hereby approves the Zoning Map Amendment, attached hereto as Exhibit A, subject to the provisions of Section 6 hereof, and subject further to such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the City Attorney prior to execution thereof, including completion of references and status of planning approvals, and completion and conformity of all exhibits thereto, and conformity to the General Plan, as amended, as approved by the City Council.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption as provided by Government Code section 36397.

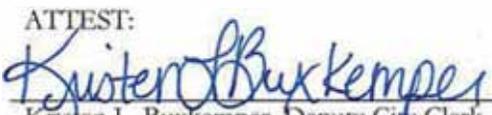
SECTION 7. Publication. The City Clerk will certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California, and cause a summary to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Government Code section 36933.

Introduced at a regular meeting of the City Council held on June 21, 2016, and passed and adopted by the City Council of the City of El Paso de Robles on the 19th day of July, 2016 by the following roll call vote, to wit

AYES: Hamon, Strong, Reed, Martin
NOES:
ABSENT:
ABSTAIN: Gregory



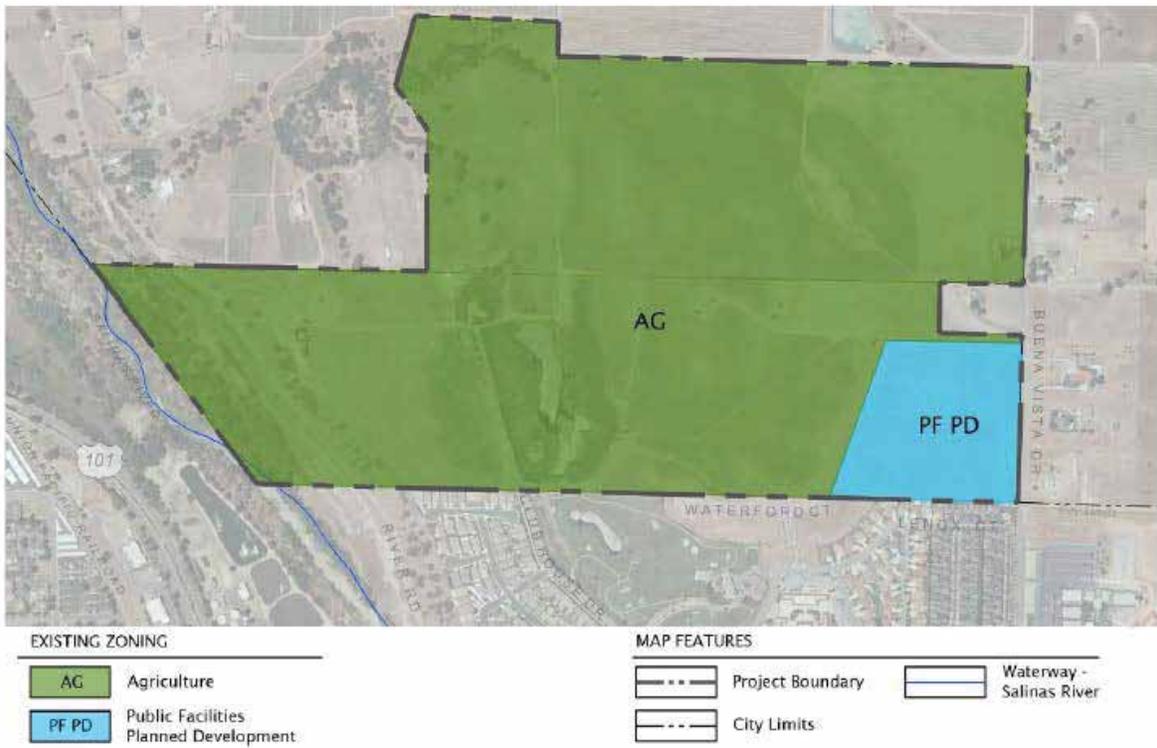
Steven W. Martin, Mayor

ATTEST:


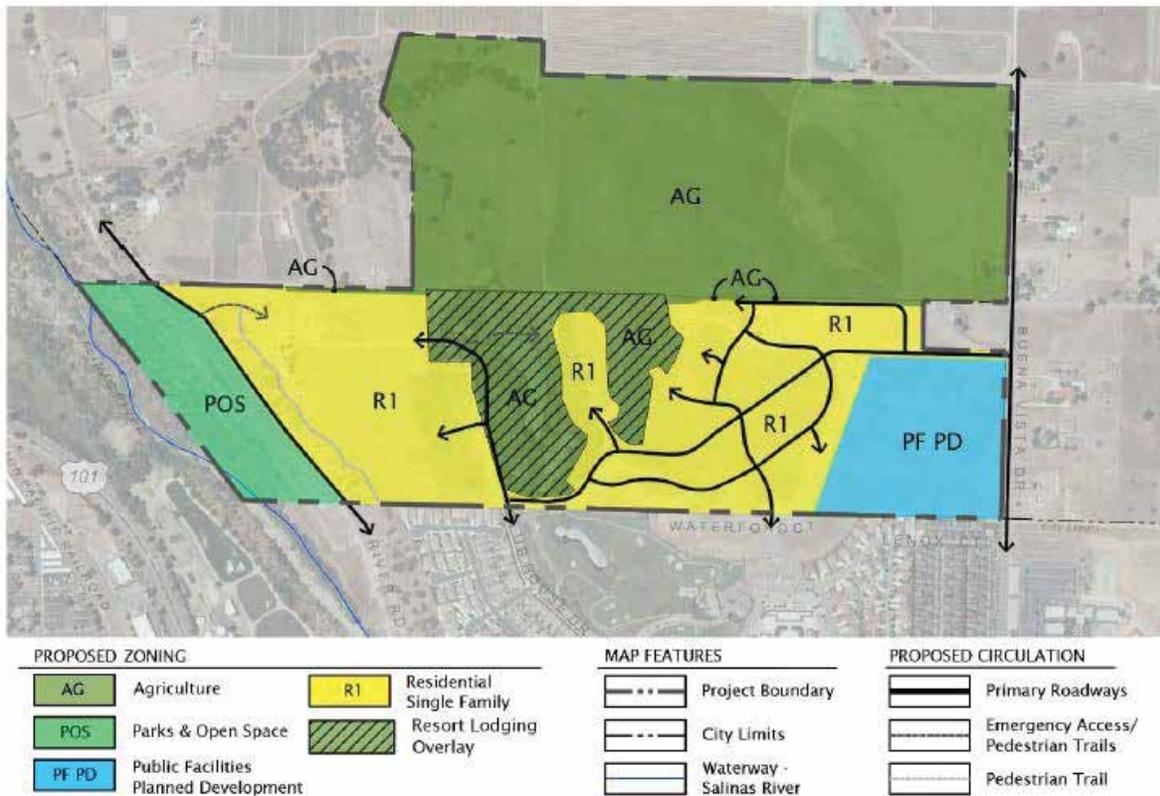
Kristen L. Buxkemper, Deputy City Clerk

Exhibit A – Zoning Map

Exhibit A – Zoning Map Amendment



City of Paso Robles Zoning – Existing Subarea A Zoning



City of Paso Robles Zoning – Proposed Subarea A Zoning