

Date 8/17/99 Item # 3  
( ) Approved ( ) Denied  
( ) Continued To \_\_\_\_\_

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR *RAL*

SUBJECT: GENERAL PLAN AMENDMENT 3-99, PART 1 OF 3, 21<sup>ST</sup> STREET PROPERTY  
(CITY INITIATED)

DATE: AUGUST 17, 1999

Needs: For the City Council to consider a City initiated proposal, to change the General Plan Land Use Category for an approximate 1.5 acre site.

- Facts:
1. The site is located on the southwest corner of 21<sup>st</sup> Street and Olive Street and east of the City's 21<sup>st</sup> Street Water Reservoir.
  2. The property is zoned R-1 (Single Family Residential) and the General Plan Land Use Category is Public Facilities (PF).
  3. The application is to change the General Plan Land Use Category from Public Facilities (PF) to Residential Single Family (RSF) to be consistent with the existing R-1 zoning designation.
  4. This project is subject to the California Environmental Quality Act (CEQA). An initial study has been conducted for this project (Copy on file in Community Development Department). Based on the information contained within that initial study, staff finds the general plan amendment would not have a significant effect on the environment.
  5. The property is city-owned surplus and is currently up for sale. Upon sale of the property, a condition of the escrow will be that the existing multiple underlying lots shall be merged into lots which would be consistent with the neighborhood (approximately 55 feet wide by 100 feet deep).
  6. There is no development proposed with this General Plan Amendment. Future development would need to be consistent with City Codes and would be evaluated when applications are submitted.
  7. The Planning Commission at their meeting of July 27, 1999, recommended that the City Council approve GPA 3-99, Part 1 of 3.

Analysis  
and

Conclusions:

The current General Plan Land Use Category is Public Facilities (PF). Since the property is labeled surplus by the City and not needed for the 21<sup>st</sup> Street Water Reservoir (on top

of the hill to the west), the PF designation needs be changed to RSF to be consistent with the surrounding single family residential neighborhood.

Policy

Reference: California Environmental Quality Act (CEQA); General Plan Land Use Element, and Zoning Code

Fiscal

Impact: The property has been declared surplus by the City. The General Plan Amendment is necessary to bring the property into consistency with the zoning to allow the development of single family homes.

Options:

After consideration of any public testimony, the City Council should consider the following options:

1. a. Adopt the attached resolution granting a negative Declaration Status to General Plan Amendment GPA 3-99 (21<sup>st</sup> Street Property);
- b. Adopt the attached resolution granting approval to General Plan Amendment, GPA 3-99 (21<sup>st</sup> Street Property).
2. That the City Council amend, modify, or reject the above options.

Attachments:

1. Location Map
2. Draft Resolution approving a Negative Declaration for General Plan Amendment 3-99(Part 1 of 3)
3. Draft Resolution approving the General Plan Amendment 3-99
4. Newspaper and Mail Notice Affidavits

H:/Darren/GPA/ 21stStreet/8-18.CCstf.rpt



**LOCATION MAP**  
 GPA 3-99- Part 1  
 21st Street Property  
 (City Initiated)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROVING A NEGATIVE DECLARATION FOR  
GENERAL PLAN AMENDMENT 3-99 (PART 1),  
(CITY INITIATED)

WHEREAS, An application initiated by the City of Paso Robles to change the General Plan Land Use Category for an approximate 1.5 acre site, composed of multiple underlying lots; and

WHEREAS, the site is located on the southwest corner of 21<sup>st</sup> and Olive Street and east of the City's 21<sup>st</sup> Street Water Reservoir site; and

WHEREAS, the existing General Plan Land Use Category for the site is Public Facilities (PF) and the existing zoning is R-1 (Single Family Residential); and

WHEREAS, this proposal is to amend the PF designation to RSF (Residential Single Family) consistent with the surrounding neighborhood and the existing R-1 zoning designation; and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), which concludes that the project as proposed would not have significant impacts on the environment, for reasons that are mostly related to the scale of the request; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on July 27, 1999, and by the City Council on August 17, 1999 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed land use amendment, specific plan amendment and rezone; and

WHEREAS, based on the information contained in the Initial Study prepared for this land use and specific plan amendment, and rezone, and testimony received as a result of the public notice, the City Council finds no substantial evidence that the project would have a significant impact on the environment;

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for General Plan Amendment 3-99 (part 1 of a 3 part general plan amendment), in accordance with the California Environmental Quality Act .

PASSED AND ADOPTED THIS 17th day of August, 1999 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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DUANE J. PICANCO, MAYOR

ATTEST:

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SHARILYN M. RYAN, DEPUTY CITY CLERK

darren\GPAS\3-99 \21<sup>st</sup> Street\ NEG DEC RESO

RESOLUTION NO. 99-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
APPROVING GENERAL PLAN AMENDMENT 3-99

WHEREAS, the following applications to amend the Land Use and Circulation Elements were filed as parts of General Plan Amendment 3-99:

1. **City Initiated - Surplus Reservoir Site** - An application initiated by the City of Paso Robles to change the General Plan Land Use Category for an approximate 1.5 acre site, composed of multiple underlying lots, located on the southwest corner of 21<sup>st</sup> and Olive Street and east of the City's 21<sup>st</sup> Street Water Reservoir site. The existing General Plan Land Use Category for the site is Public Facilities (PF); the existing zoning is R-1 (Single Family Residential). This proposal is to amend the PF designation to RSF (Residential Single Family) consistent with the surrounding neighborhood and the existing R-1 zoning designation.
2. **Estrella Associates - Sub Area B of Borkey Specific Plan Area** - An application filed by Estrella Associates to change the General Plan Land Use Category for portions of Sub Area B of the Borkey Area Specific Plan, generally located west of Buena Vista Road, east of North River Road and north of Experimental Station Road. The existing General Plan land use category is Residential Single Family (RSF) and is proposed to be changed to include approximately 6 acres of Neighborhood Commercial (NC), approximately 4.5 acres of Commercial Service (CS), and approximately 9 acres of Residential Multiple Family - Medium Density (RMF-M). The application also includes a request to modify the Circulation Element of the General Plan to change the Collector Street status of an unnamed road within Sub Area B to a Local Street status.
3. **David Weyrich - Buena Vista and Experimental Station Road** - An application filed by David Weyrich to change the General Plan Land Use Category for two parcels of a combined size of approximately 2.8 acres, located at the southwest corner of Buena Vista and Experimental Station Roads, within Sub Area D of the Borkey Area Specific Plan, from Residential Single Family - one unit to the acre (RSF-1) to Residential Multiple Family-Low (RMF-L); the applicant intends to develop up to 12 multiple family residential units;

WHEREAS, at its meetings of July 27, 1999, and August 10, 1999 the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Based on the information contained in the initial studies prepared for each parts, unanimously found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and recommended that the City Council approve Negative Declarations for these components;

- d. Recommended that the 4.5 acre Commercial Service (CS) site adjacent to Experimental Station Road be dropped from General Plan Amendment 3-99 (part 2 of 3) based on land use compatibility issues, but that the remaining portions of that request be included in the amendment;

WHEREAS, at its meeting of August 17, 1999, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on this amendment;
- d. Found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and approved Negative Declarations for the parts of this amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the Land Use Element's Land Use Map (Figure LU-1) as shown on the attached Exhibits "A" (Part 1), "B" (Part 2), and "C" (Part 3).

PASSED AND ADOPTED THIS 17th day of August, 1999 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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MAYOR DUANE J. PICANCO

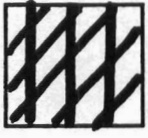
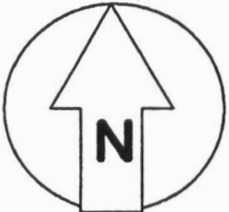
ATTEST:

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SHARILYN M. RYAN, DEPUTY CITY CLERK

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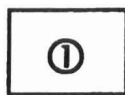
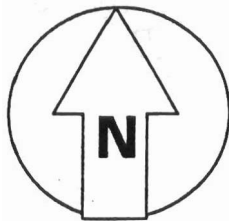
EXHIBIT A



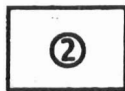
Change Land Use Designation from PF (Public Facilities) to RSF (Residential Single Family)



**EXHIBIT B**

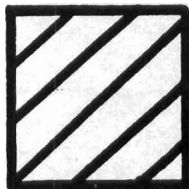
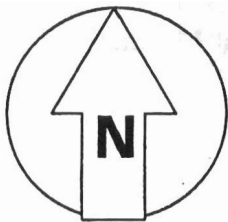
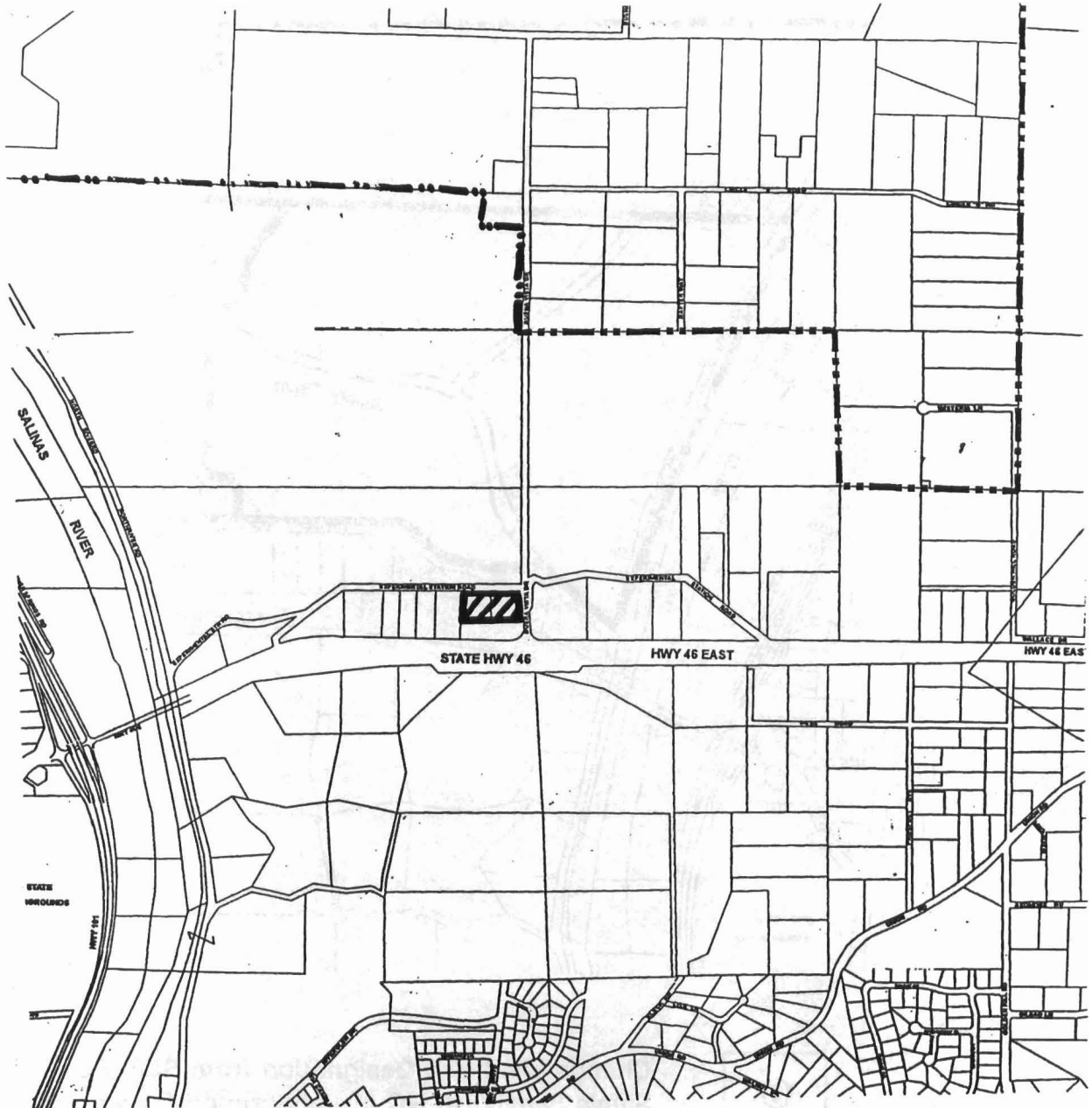


**Change Land Use Designation from RSF (Residential Single Family) to NC (Neighborhood Commercial)**



**Change Land Use Designation from RSF (Residential Single Family) to RMF-M (Residential Multiple Family - Medium Density)**

**EXHIBIT C**



**Change Land Use Designation from RSF-1  
(Residential Single Family - 1 unit / acre) to RMF-L  
(Residential Multiple Family - Low Density)**

**AFFIDAVIT  
OF MAIL NOTICES**

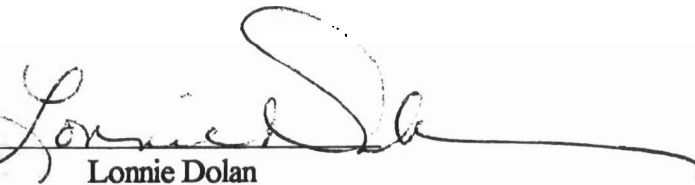
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project General Plan Amendment 3-99 for the meeting on July 27, 1999 (Planning Commission) -and- August 17, 1999 (City Council)

Mailed on this 13<sup>th</sup> day of July 1999

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:



Lonnie Dolan

forms\mailaffi.691

NOTICE OF PUBLIC HEARINGS:  
NOTICE OF INTENT TO ADOPT NEGATIVE  
DECLARATIONS

General Plan Amendment 3-99  
A Three-Part Amendment to the Land Use Element  
and Amendment to the Circulation Element of the  
City of Paso Robles General Plan;  
Specific Plan Amendments 99003 (Weyrich) and  
99004 (Estrella Associates);  
Zone Changes 99006 (Weyrich) and 99001 (Estrella  
Associates);  
Planned Development 99008 (Weyrich)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/  
CITY COUNCIL  
PROJECT NOTICING

Newspaper: TELEGRAM-TRIBUNE

Date of

Publication: July 7, 1999

Meeting Date: July 27, 1999

(Planning Commission)


August 17, 1999

(City Council)

Project: General Plan Amendment 3-99  
(a three part amendment to the  
Land Use and Circulation Elements  
of the City of Paso Robles  
General Plan); Specific Plan  
Amendments 99003 (Weyrich)  
and 99004 (Estrella Associates);  
Zone Changes 99006 (Weyrich)  
and 99001 (Estrella Associates);  
-and- Planned Development 99008  
(Weyrich)

I, Lonnie Dolan, Employee of the Community  
Development Department, Planning Division, of the City of  
El Paso de Robles, do hereby certify that this notice is a true  
copy of a published legal newspaper notice for the above  
named project.

Signed:

  
Lonnie Dolan

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold Public Hearings to consider making recommendations regarding adoption of Negative Declarations and approval of a three (3) part General Plan Amendment (Land Use Element). The three component parts, two of which are also subjects of Zone Change, Specific Plan Amendment requests and a Planned Development request, are described as follows:

1. City Initiated - Surplus Reservoir Site: A proposal to change the General Plan Land Use Category for an approximate 1.5 acre site, composed of multiple underlying lots, located on the southwest corner of 21st and Olive Street and east of the City's 21st Street Water Reservoir site. The existing General Plan Land Use Category for the site is Public Facilities (PF); the existing zoning is R-1 (Single Family Residential). This proposal is to amend the PF designation to RSF (Residential Single Family) consistent with the surrounding neighborhood and the existing R-1 zoning designation.
2. Estrella Associates - Sub Area B of Borkey Specific Plan: A proposal to change the General Plan Land Use Category and for portions of Sub Area B of the Borkey Area Specific Plan, generally located west of Buena Vista Road, east of North River Road and north of Experimental Station Road. The existing General Plan land use category is Residential Single Family (RSF) and is proposed to be changed to include approximately 6 acres of Neighborhood Commercial (NC), approximately 4.5 acres of Com-

mercial Service (CS), and approximately 9 acres of Residential Multiple Family - Medium Density (RMF-M). An accompanying Specific Plan Amendment request (SPA 99004) proposes to modify the maps and policies within Sub Area B of the Specific Plan to accommodate the mixed use master planned community and to establish a residential density maximum not to exceed the current permitted density of 481 units within the sub area. Zone Change request (RZ 99001) proposes a change from the existing R-1 and R-1, B-5 zoning to establish zoning designations consistent with the proposed general plan modifications which would include approximately 6 acres of CP (Neighborhood Commercial), approximately 4.5 acres of C-3 (Commercial/Light Industrial), and approximately 9 acres of R3 (Residential Multiple Family - maximum of 12 units to the acre).

3. David Weyrich - Buena Vista and Experimental Station Road: A proposal to change the General Plan Land Use Category for an approximate 2.8 acre site located on the southwest corner of Buena Vista Road and Experimental Station Road in Sub Area D of the Borkey Area Specific Plan. The existing General Plan land use category is Residential Single Family - one unit to the acre (RSF-1) and is proposed to be changed to Multi-Family Residential (Low Density). An accompanying Specific Plan Amendment request (SPA 99003) and Zone Change request (RZ 99006) propose a change from R-1-B-4 (Single Family Residential 1 acre minimum lot size) to R-2 (Multi-Family, Low Density) and modification to Sub Area D of the Specific Plan to permit up to 12 units to the acre consistent with the requested land use and zoning designations. David Weyrich has also filed Planned Development 99008 which requests the entitlement to develop 12 multiple family residential units on the subject project site.

The Planning Commission's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, July 27, 1999, at which time all interested parties may appear and be heard. The Planning Commission's action will be final in the absence of an appeal with regards to the Planned Development application. All other actions will be recommendations to the City Council.

NOTICE IS ALSO HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider the same three General Plan Amendment components and referenced Zone Change and Specific Plan Amendment applications.

The City Council's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, August 17, 1999 at which time all interested parties may appear and be heard.

As part of the noticed Public Hearings, the City Council will consider adoption of Negative Declarations of Environmental Impact (statements that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA). The proposed Negative Declarations will be available for public review from Wednesday, July 14 through Tuesday, August 17, 1999. Copies of the staff report and draft Negative Declarations will be available for the cost of reproduction at the Community Development Department, City Hall, 1000 Spring Street, Paso Robles, CA 93446. Please write to this address or call the Planning Division at (805) 237-3970 should you have questions or comments regarding this notice.

If you challenge the resolutions or ordinances in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission and/or City Council at, or prior to, the noted public hearings.

Meg Williamson, Principal Planner 3-11  
JULY 7, 1999

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