

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR



SUBJECT: REZONE 99012 (BRUCE WHITE)

DATE: FEBRUARY 15, 2000

Needs: To consider Rezone 99012, an application to add a Planned Development (PD) zoning overlay to an approximate 4.2 acre site.

- Facts:
1. The proposed rezone would be located in the vicinity of the northwest corner of 24th Street and Vine Street (see attached location map).
 2. The General Plan land uses designation is Residential Single Family (RSF) and the zoning is Residential Single Family (R-1, B2).
 3. The Planned Development Overlay is requested by the applicant to provide flexibility in the subdivision design to allow clustering of the lots to better conform to the sites existing features.
 4. The Planning Commission at their meeting of January 25, 2000, unanimously approved Tentative Tract 2352 and PD 99027, which would subdivide the 4.2 acre property into nine (9) single family residential lots. The Planning Commission approvals of the tract and development plan are subject to the City Council approval of Rezone 99012.
 5. The Planning Commission unanimously recommended that the City Council approve Rezone 99012, adding the PD overlay to the site.
 6. The proposed development proposal is subject to the California Environmental Quality Act (CEQA). The Initial Study concludes that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been incorporated in the draft Mitigated Negative Declaration.

Analysis
and
Conclusion:

Adding PD Overlay to the existing R1-B2 zoning would appear appropriate for the 4.2 acre site. The site is an infill site that is surrounded by existing homes. The PD overlay would provide flexibility in the subdivision design to allow clustering of the lots to better conform to the sites existing features.

Policy
Reference: General Plan Land Use Element; Zoning Code

Fiscal
Impact: None

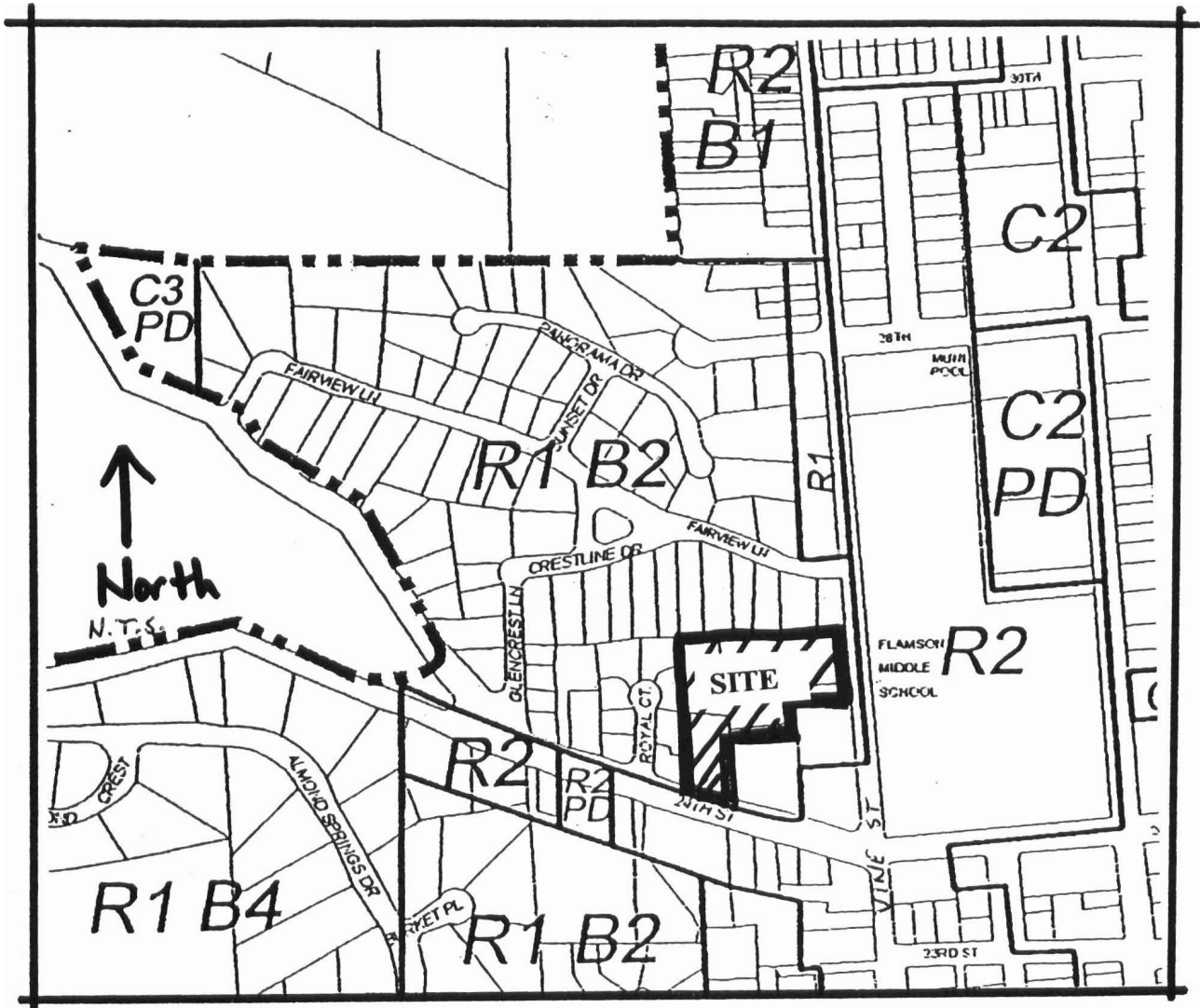
Options: After consideration of all public testimony, the City Council should consider by separate actions, the following options:

- a.
 - 1). Approve the attached Resolution adopting a Mitigated Negative Declaration for Rezone 99012;
 - 2). Determine that Rezone 99012 to add Planned Development Overlay zoning to the site would be appropriate and adopt the attached Ordinance approving Rezone 99012.
- b. Amend, modify, or reject the above options.

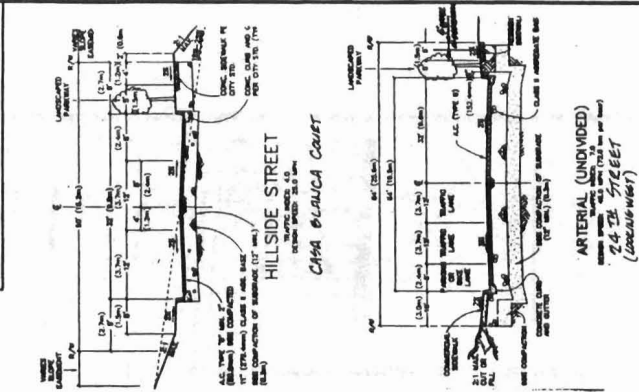
Attachments:

1. Vicinity Map
2. Tent. Tract Map
3. Draft Resolution Approving a Negative Declaration & Initial Study
4. Draft Ordinance Adopting the Rezone 99012
5. Newspaper and Mail Notice Affidavits

H:/darren/tracts/2352 White/pc rpt.



VICINITY MAP
REZONE 99012
(BRUCE WHITE)

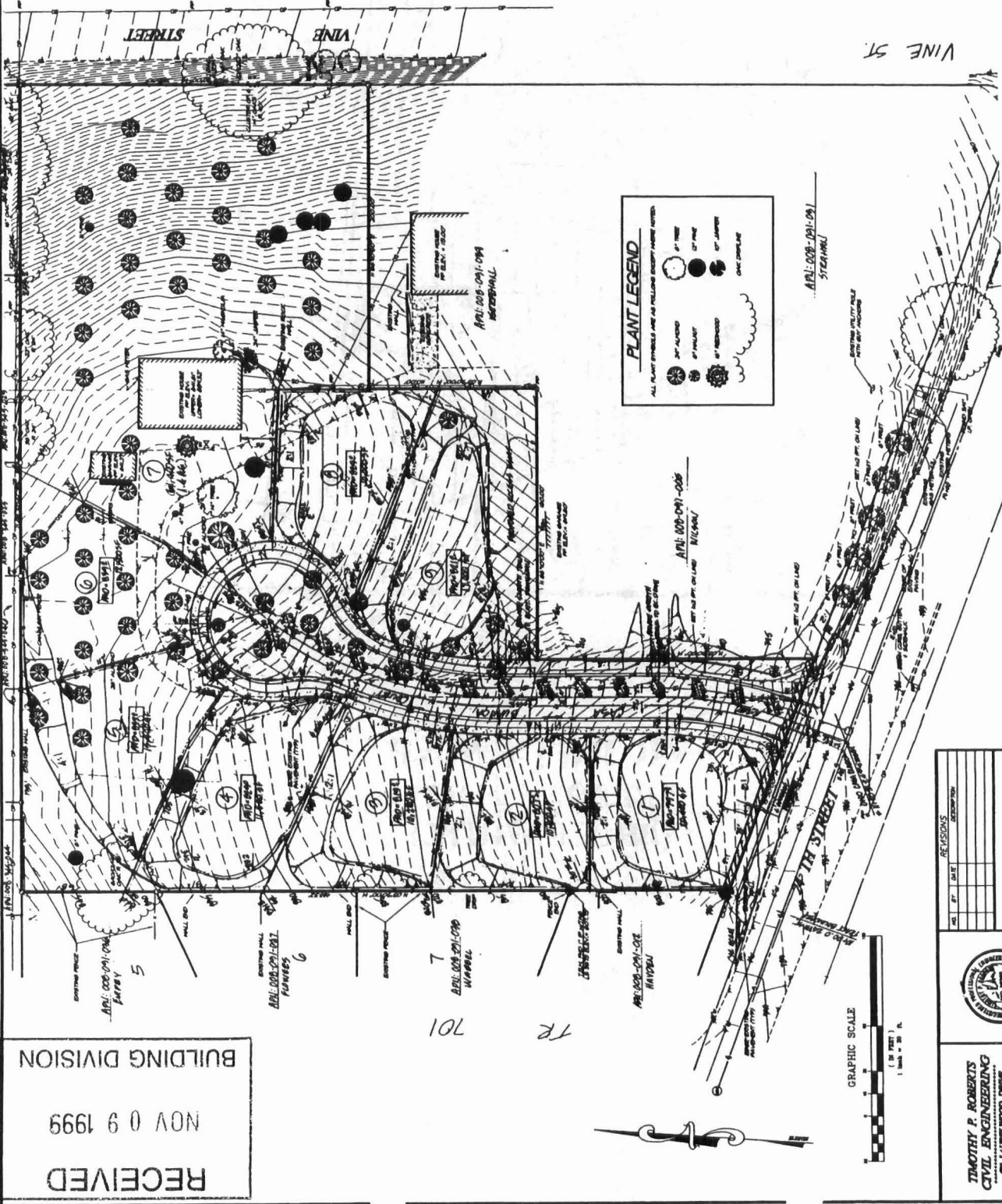


PROJECT STATISTICS:

- APPLICANT: [Name]
- DATE: [Date]
- TOTAL SITE AREA: 4.4 ACRES
- APPROXIMATE DEVELOPABLE AREA: 0.38 ACRES
- NET AREA: 0.28 ACRES
- AVERAGE SLOPE: 0.24%
- ALLOWABLE DENSITY: 27 UNITS/ACRE
- TOTAL PROPOSED UNITS: 7.58
- MINIMUM LOT SIZE: 8,000 S.F.
- AVERAGE LOT SIZE: 11,000 S.F.
- OWNER: [Name]
- ENGINEER: [Name]
- DATE: [Date]
- CITY: PASADENA, CALIFORNIA

PLANNED DEVELOPMENT AND TENTATIVE TRACT 2352
BEING A 9 LOT SUBDIVISION OF PORTIONS OF LOTS 2, 3 AND 5, BLOCK 218, CITY OF PASADENA, CALIF.

DATE: 11-1-89
SCALE: 1" = 20' (AS SHOWN)



TENTATIVE TRACT MAP 2352
(Bruce White)

RECEIVED
NOV 09 1999
BUILDING DIVISION

TIMOTHY P. ROBERTS
CIVIL ENGINEERING
201 LAURELWOOD DRIVE
PASADENA, CALIF. 92306
(818) 799-0866

REVISIONS

NO.	BY	DATE	REVISIONS

RESOLUTION NO: _____
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING A NEGATIVE DECLARATION FOR
REZONE 99012
(BRUCE WHITE)
APN: 008-091-018, 019, 030

WHEREAS, Rezone 99012 has been filed by Tim Roberts on behalf of Bruce White, a proposal to add Planned Development Overlay zoning to a 4.2 acre site, and

WHEREAS, the proposed Rezone would be located in the vicinity of the northwest corner of Vine Street and 24th Street, and

WHEREAS, Tentative Tract 2352 and Planned Development 99023, proposals to subdivide the property into 9 single family residential lots for single family homes, was unanimously approved by the Planning Commission at their meeting on January 25, 2000, and

WHEREAS, at the Planning Commission meeting of January 25, 2000, the Commission unanimously recommended that the City Council approve Rezone 99012, and

WHEREAS, the Planning Commission's approval of Tract 2352 & PD 99023 is subject to the City Council approving Rezone 99012, and

WHEREAS, a public hearing was conducted by the City Council on February 15, 2000, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed rezone and the environmental Initial Study (on file in the Community Development Department), and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for Rezone 99012 subject to the applicant complying with the mitigation measures contained in the Resolutions approving Tentative Tract 2352, Planned Development 99023.

PASSED AND ADOPTED THIS 15th day of February, 2000, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR DUANE PICANCO

ATTEST:

SHARILYN M. RYAN, DEPUTY CITY CLERK

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ORDINANCE NO. __ NS

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING CODE (ZONING MAP)
(APPLICANT – BRUCE WHITE)
ZONE CHANGE 99-012

WHEREAS, the City has received an application for Zone Change 99-012, regarding a proposed change R-1 to R-1-PD for a seven (4.2) acre property located in the vicinity of the northwest corner of the intersection of 24th Street and Vine Street; and

WHEREAS, the applicant is requesting the zone change to ad PD Overlay zoning to the subject property, and

WHEREAS, if the zone change were adopted, the applicant would have the ability to cluster development but not exceed the underlying limits of the R-1 zone, and

WHEREAS, the Planning Commission conducted a noticed public hearing on January 25, 2000, to consider making a recommendation with regards to the proposed Zoning Code Amendments and 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. In accordance with the California Environmental Quality Act, considered a proposed Negative Declaration of Environmental Impact, and made a recommendation that the City Council approve a Resolution adopting said document; and
- d. Recommended that the City Council approve a Resolution Amending the City's Zoning Code; and

WHEREAS, at its meeting February 15, 2000 the City Council held a public hearing on this subject, and the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the scope and nature of the proposed change to the Zoning Code, found that the proposed Negative Declaration of Environmental Impact Report was adequate in terms of its description of the project and anticipated environmental impacts and approved the Negative Declaration as being in accordance with the California Environmental Quality Act; and
- d. Considered the Commission's recommendation from the Planning Commission's January 25, 2000 public meeting; and
- e. Introduced said ordinance for first reading, and

WHEREAS, on March 7, 2000 the City Council held second reading of said ordinance.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does ordain as follows:

Section 21.08 of the Zoning Code (Zoning Map) is amended to designate the subject property as R-1-PD (Residential, Single Family, Planned Development), per 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. 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.

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, such inconsistent and conflicting provisions of prior ordinance, motions, resolutions, rules and regulations are hereby repealed.

Section 4. 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 invalid or unconstitutional.

Introduced at a regular meeting of the City Council held on February 15, 2000, and passed and adopted by the City Council of El Paso de Robles on the 7th day of March, 2000, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

MAYOR DUANE PICANCO

ATTEST:

SHARILYN M. RYAN, DEPUTY CITY CLERK

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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

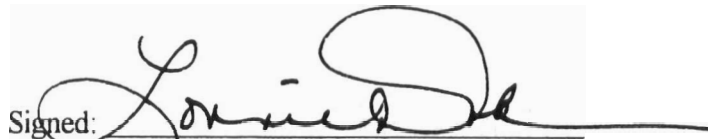
Newspaper: THE TRIBUNE

Date of Publication: January 26, 2000

Meeting Date: February 15, 2000
(City Council)

Project: Rezone 99012 (White/Roberts)

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

forms\nnewsaffi.691

CITY OF EL PASO
DE ROBLES
NOTICE OF PUBLIC
HEARING
NOTICE OF INTENT
TO ADOPT A
NEGATIVE
DECLARATION

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

Rezone 99012: A request filed by Tim Roberts on behalf of Bruce White, to rezone the 4.2 acre property to add Planned Development (PD) Overlay zoning. The property is located in the vicinity of the northwest corner of 24th Street and Vine Street (Assessor's Parcels no. 008-091-018, 019, 030).

The Planning Commission at their meeting of January 25, 2000, considered the same environmental document with the related applications, Tentative Tract 2352 and Planned Development 99023. The Planning Commission also made a recommendation to the City Council regarding Rezone 99012.

The public review period for the Draft Negative Declaration for Rezone 99012 commences on January 25, 2000, and ends at the Public Hearing, which is scheduled to take place on Tuesday, February 15, 2000, at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the

proposed negative declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

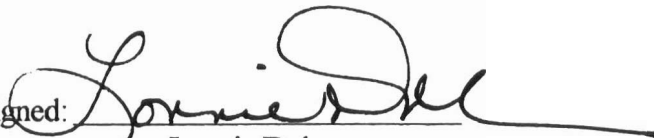
If you challenge the negative declaration application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash,
Associate Planner
Jan. 26, 2000 5240098

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 Tentative Tract 2352, Planned Development 99023, and Rezone 99012 (Bruce White) Mailed on this 11th day of January 2000.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

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