

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 2003-001, OFFICE PROFESSIONAL LAND USE DESIGNATION (COMPONENT 2 OF 2); ZONE CHANGE 003-001, AND CONDITIONAL USE PERMIT 003-003 (APPLICANTS RYAN AND JENNIFER LANGSTAFF)

DATE: MAY 6, 2003

Needs: For the City Council to consider the Planning Commission's recommendation to Amend the General Plan to establish a Office Professional Overlay Area along the west side of Oak Street between 8th and 9th Streets. This is the second component of a two-part General Plan Amendment. Accompanying the General Plan Amendment is a related application for a Zoning Overlay.

Facts:

1. The Land Use Element of the General Plan calls for the City to "Preserve the 'small town' character that the City has historically enjoyed; preservation efforts include revitalizing the historic downtown through encouraging office, government, residential and other activity-generating land uses to be located in the downtown."
2. Policy Com-5 on page LU-31 of the General Plan (copy attached) addresses the "Office Professional" land use designation, encouraging professional offices in and around the downtown area, "including historic residential areas adjacent to the downtown".
3. Since its establishment in 1991, the Office Professional land use designation has been applied to properties adjacent to the commercial core of the downtown area. As noted in Policy Com-5, Office Professional land uses are provided for in two forms: an Office Professional Zone and through an Office Professional Zoning Overlay.
4. The Office Professional Zoning Overlay permits professional offices, subject to approval of a Conditional Use Permit. Establishment of the Zoning Overlay provides an opportunity for an additional land use option and does not preclude land uses consistent with the base Zoning.
5. The Langstaffs are seeking an Office Professional land use designation for the north west corner of 8th and Oak Streets. Attached is a letter from their representative, John McCarthy, along with a location map and proposed site plan for use of their property.
6. In order to provide what would seem to be a logical boundary for an Office Professional Zoning Overlay designation, the application boundaries have been noticed for the west side of Oak Street between 8th and 9th Streets. The attached exhibit map illustrates the proposed boundaries of the designation area.

7. The Zoning Overlay would apply to the same geographic area as the General Plan Amendment. The Conditional Use Permit would apply only to the specific property owned by the Langstaffs.
8. At their meeting of April 22, 2003, the Planning Commission unanimously recommended approval of the proposed General Plan Amendment, along with the related Zoning Overlay. The Commission also took action to approve a Conditional Use Permit and tandem parking request for the office use at the corner of 8th and Oak Streets, subject to Council action on the General Plan and Zoning Overlay.

Analysis and
Conclusion:

Providing for Office Professional land uses on the boundary of the downtown commercial area is consistent with the City's General Plan. The east side of the subject block is developed for commercial uses (the Mid-State Plaza), and the property on the SE corner of 8th and Oak Streets has been a professional office for at least 10 years.

Establishing the opportunity for the Planning Commission to consider Office Professional land uses along the west side of Oak Street (subject to approval of a Conditional Use Permit) would seem to extend a pattern found elsewhere in the downtown area.

The Office Professional Zoning Overlay in the subject area allows a property owner to establish residences at the R-2 land use density, or professional office use (or combination of the two) subject to Planning Commission approval of a Conditional Use Permit.

At this time the only request for professional office use is the Langstaff property at 585 8th Street (the NW corner of 8th and Oak; APN # 009-144-014). Historically this property had functioned as a professional office (it was the residence and office of its builder, a local architect). Please see the attached photos of the prior office use, subject site, and surroundings.

The applicant proposes to provide seven (7) on-site off-street parking spaces to accommodate the office use of the property at the code requirement of one space per 200 square feet of gross floor area. Six of the spaces would be provided in a tandem format, avoiding the need to remove existing landscaping to accommodate off-street parking. Given the commercial land use on the east side of Oak Street, on-street parking is also an anticipated pattern in the area. On March 10, 2003 the Development Review Committee reviewed the proposal for use of tandem parking and indicated its support for the request. The Planning Commission agreed with the proposal at their meeting of April 22, 2003.

In summary, the proposed General Plan Amendment to provide for an Office Professional Zoning Overlay would be consistent with the purpose and intent of the City's General Plan and, in turn, the Zone Change to establish the Zoning Overlay would be consistent with the requested General Plan Amendment.

The Planning Commission concluded that the office professional use of the subject property would be consistent with its historical use and with neighborhood patterns to the east and southeast. The required off-street parking was approved by the Planning Commission to be located on the subject site in a tandem format.

Policy

Reference: General Plan

Fiscal
Impact: None

Options: Subject to consideration of public testimony, that the City Council consider the following options:

- a.** Approve the General Plan Amendment and related actions by motions to support the following:
 - (1)** Approve Resolution No. 03-xx adopting a Negative Declaration for component No. 2 of General Plan Amendment 003-001 and the accompanying Rezone 2003-001;
 - (2)** Approve Resolution No. 03-xx adopting General Plan Amendment 2003-001, including component No. 2 (establishing the Office Professional Land Use Overlay Designation for the west side of Oak Street between 8th and 9th Streets); and
 - (3)** Introduce for 1st reading Ordinance No. XXX N.S. that would approve the accompanying rezone 2003-001 (establishing the Office Professional Zoning Overlay for the west side of Oak Street between 8th and 9th Streets), and schedule 2nd reading for May 20, 2003.
- b.** Amend, modify or reject the foregoing options.

h:\bob\60\GPA 1-03\cc rpt Langstaff 23 Apr 03

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR COMPONENT 2 OF GENERAL PLAN
AMENDMENT 003-001: OFFICE PROFESSIONAL LAND USE AND ZONE CHANGE 003-001
(APPLICANTS RYAN AND JENNIFER LANGSTAFF)

WHEREAS, the Land Use Element of the General Plan calls for the City to “Preserve the ‘small town’ character that the City has historically enjoyed; preservation efforts include revitalizing the historic downtown through encouraging office, government, residential and other activity-generating land uses to be located in the downtown.”; and

WHEREAS, Policy Com-5 on page LU-31 of the General Plan addresses the “Office Professional” land use designation, encouraging professional offices in and around the downtown area, “including historic residential areas adjacent to the downtown”; and

WHEREAS, since its establishment in 1991, the Office Professional land use designation has been applied to properties adjacent to the commercial core of the downtown area. As stated in Policy Com-5, Office Professional land uses are provided for in two forms: an Office Professional Zone and through an Office Professional Zoning Overlay; and

WHEREAS, the Office Professional Zoning Overlay permits professional offices, subject to approval of a Conditional Use Permit. Establishment of the Zoning Overlay provides an opportunity for an additional land use option and does not preclude land uses consistent with the base Zoning; and

WHEREAS, the applicants are seeking an Office Professional General Plan land use designation and Zoning for their block (the west side of Oak Street between 8th and 9th Streets, west to the existing alley); and

WHEREAS, an Initial Study was prepared for this project, a copy of which is attached and 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 April 22, 2003 and by the City Council on May 6, 2003 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds no substantial evidence that there would be a significant impact on the environment if the application were approved.

NOW, THEREFORE, BE IT RESOLVED, that based on the City Council's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for this component of General Plan Amendment 003-001, and the accompanying Rezone, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of May 2003 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING GENERAL PLAN AMENDMENT 003-001, A TWO-PART GENERAL PLAN
AMENDMENT REGARDING TRAFFIC LEVEL OF SERVICE FOR HIGHWAY 46 WEST/
101 AND OFFICE PROFESSIONAL LAND USE DESIGNATION FOR PROPERTY
LOCATED ON OAK STREET BETWEEN 8TH AND 9TH STREETS

WHEREAS, the following applications to amend the Land Use Element were filed as parts of General Plan Amendment 003-001:

1. **Level of Service (LOS) Standard (Component 1):** A City-initiated General Plan Amendment (Land Use and Circulation) to consider modifying the General Plan's Level of Service (LOS) standard for traffic movement, as an interim measure that would apply only to the area in and around the intersection of Highway 46 West and Highway 101. The proposal is to adopt LOS "D" as the interim standard, which would apply until the subject interchange is reconstructed. In the absence of any other policy decisions, the goal would be to return to LOS "C" as the standard for this geographic area.
2. **Office Professional Land Use Designation (Component 2):** A General Plan Amendment (Land Use) application filed by Jennifer Langstaff to provide for an "Office Professional" overlay designation on property located between 8th and 9th Streets, bounded by Oak Street on the east and the alley on the west. Along with the General Plan Amendment is a related Zone Change to provide for an Office Professional Zoning Overlay and a Conditional Use Permit to establish a professional office use at the NW corner of 8th and Oak Streets. The street address of the subject property is 565 8th Street and the Assessor Parcel Number is 009-144-014. If approved, the General Plan Amendment and Zone Change would permit professional offices as a conditionally approvable land use within the designated area. The General Plan Amendment and Zone Change would not impact the current land uses or the ability of a property owner to establish new residential land uses in conjunction with the existing Multi-Family, Low Density land use designation and R-2 Zone.

WHEREAS, at its meeting of April 22, 2003, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the initial study prepared for the Chandler Ranch component, the Planning Commission unanimously found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve Negative Declarations for this component;

WHEREAS, at its meeting May 6, 2003, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. 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 this General Plan 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 text of the General Plan Land Use and Circulation Elements in the manner shown on the attached Exhibit "A" (Component 1), and amend the Land Use Element Map (page LU-74) to provide an "Office Professional" overlay area as illustrated in Exhibit "B" (Component 2).

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of May 2003 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

GENERAL PLAN AMENDMENT 2003-01

EXHIBIT FOR COMPONENT NO. 1 (LEVEL OF SERVICE)

Modify Policy ENV-2 of the Land Use Element on page LU-97 to read as follows:

“Program: Improve street and intersection capacities via Circulation Element policies and programs, including traffic flow improvements (i.e., proper signalization, road construction, road widening) for intersections with LOS at D or below, with the following exception: For an interim period (until a longer-term traffic improvement is designed, funded and implemented), and contingent upon implementing all feasible and reasonable interim improvements (e.g. traffic signalization, lengthening of off-ramps, other physical intersection modifications), a LOS standard of “D” shall be acceptable for the intersection of Highways 46 West and 101 and the immediate area.”

Modify Circulation Element text on page 7 of the Circulation Master Plan (CMP) of the Circulation Element to read as follows:

“As shown on Figure CE-3, circulation corridor improvements to both State Route 46 and the City street system will be required to obtain and then maintain Level of Service (LOS) “C” travel conditions within and through the City of Paso Robles, with the following exception: For an interim period (until a longer-term traffic improvement is designed, funded and implemented), and contingent upon implementing all feasible and reasonable interim improvements (e.g. traffic signalization, lengthening of off-ramps, other physical intersection modifications), a LOS standard of “D” shall be acceptable for the intersection of Highways 46 West and 101 and the immediate area. Street corridors requiring circulation improvements between 2000 and 2025 include the following:”

Modify Circulation Element text on page 17 of the Circulation Master Plan (CMP) of the Circulation Element to read as follows:

“The City considers level “C” to be acceptable for average daily traffic including peak hour traffic and levels “D”, “E” and “F” as indicating a need for actions to reduce impacts. Exception: For an interim period (until a longer-term traffic improvement is designed, funded and implemented), and contingent upon implementing all feasible and reasonable interim improvements (e.g. traffic signalization, lengthening of off-ramps, other physical intersection modifications), a LOS standard of “D” shall be acceptable for the intersection of Highways 46 West and 101 and the immediate area.”

Exhibit "A"

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: _____ **Press** _____

Date of Publication: March 26, 2003

Meeting
Date: April 22, 2003
(Planning Commission)
May 6, 2003
(City Council)

Project: General Plan Amendment 03-001, Zone Change 03-001 and Conditional Use Permit 03-003 (Traffic movement in and around the intersection of Hwys 46 west and 101)

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
Lonnie Dolan

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**NOTICE OF PUBLIC
HEARINGS;
NOTICE OF INTENT TO
ADOPT NEGATIVE DEC-
LARATION**

General Plan Amendment
2003-001
A Two Part Amendment to
the Land Use and
Circulation Elements
of the City of Paso Robles
General Plan
and Zone Change 2003-
001/Conditional Use Permit
2003-003 (Applicant:
Langstaff,)
for a Professional Office at
565 8th Street

NOTICE IS HEREBY
GIVEN that the Planning
Commission of the City of
El Paso de Robles will hold
a Public Hearing to consid-
er making recommenda-
tions regarding adoption of
Negative Declarations and
approval of a two (2) part
General Plan Amendment
(Land Use / Circulation
Elements), accompanied by
a related Zone Change and
Conditional Use Permit.
Part 1: A City initiated
General Plan Amendment
(Land Use and Circulation)
to consider modifying the
General Plan's Level of
Service (LOS) standard for
traffic movement, as an
interim measure that would
apply only to the area in
and around the intersection
of Highway 46 West and
Highway 101. The proposal
is to adopt LOS "D" as the
interim standard which
would apply until the sub-
ject interchange is recon-
structed. In the absence of
any other policy decisions,
the goal would be to return
to LOS "C" as the standard

for this geographic area. Part 2: A General Plan Amendment (Land Use) application filed by Jennifer Langstaff to provide for an "Office Professional" overlay designation on property located between 8th and 9th Streets, bounded by Oak Street on the east and the alley on the west. Along with the General Plan Amendment is a related Zone Change to provide for an Office Professional Zoning Overlay and a Conditional Use Permit to establish a professional office use at the NW corner of 8th and Oak Streets. The street address of the subject property is 565 8th Street and the Assessor Parcel No. is 009-144-014. If approved, the General Plan Amendment and Zone Change would permit professional offices as a conditionally approvable land use within the designated area. The General Plan Amendment and Zone Change would not impact the current land uses or the ability of a property owner to establish new residential land uses in conjunction with the existing Multi-Family, Low Density land use designation and R-2 Zone.

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, April 22, 2003 at which time all interested parties may appear and be heard.

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 two-part General Plan Amendment and referenced Zone Change application. 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, May 6, 2003 at which time all interested parties may appear and be heard.

As part of the noticed Public Hearing, the City Council will consider adoption of Negative Declaration

of Environmental Impacts (statements that there be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA). The proposed Negative Declaration be available for public review from March 20, 2003 through April 2, 2003. Copies of the report and draft Negative Declaration will be made available for the cost of reproduction at the Community Development Department, City Hall, 1000 Springfield Street, Paso Robles, CA 93446. Please write address or call the Planning Division at 237-3970 should you have questions or comments regarding this notice related matters.

If you challenge the decision in court, you are limited to raising or issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or the City Council. At the public hearing, Bob Lata, Community Development Director, published 3/26/2003, Paso Robles Press, Legal #9724.


**AFFIDAVIT
OF MAIL NOTICES**

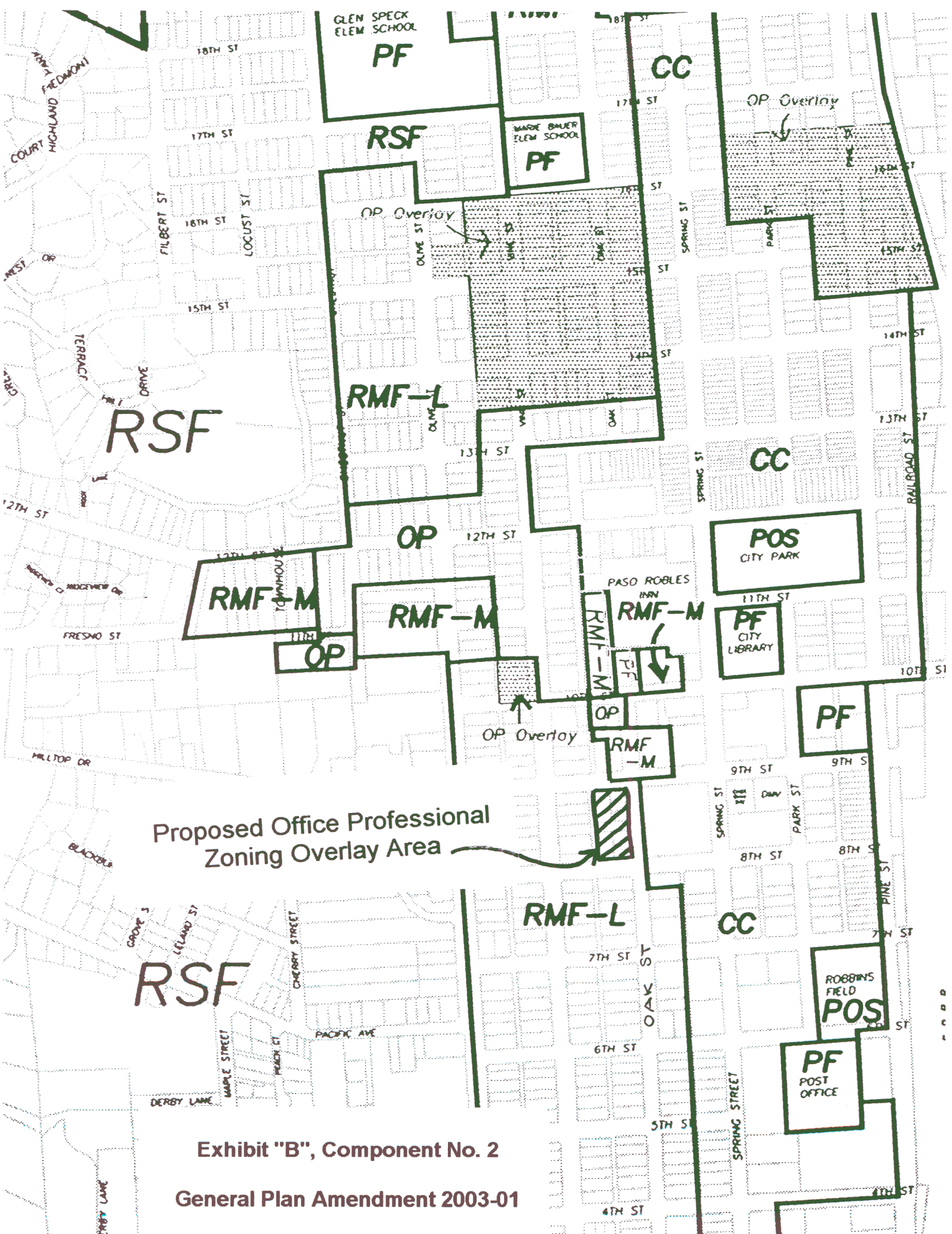
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

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 General Plan Amendment 03-001, Zone Change 03-002, and Conditional Use Permit 03-003 (Langstaff), on this 8th day of April 2003.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan



Proposed Office Professional
Zoning Overlay Area

Exhibit "B", Component No. 2

General Plan Amendment 2003-01

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN
SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)
(REZONE 003--001 – LANGSTAFF)

WHEREAS, in conjunction with General Plan Amendment 003-01 (Part 2 of a 2 part General Plan Amendment), Ryan and Jennifer Langstaff filed an application for Rezone 003-001 to establish an “Office Professional” Zoning Overlay on existing Residential Low Density (R-2) for the area bounded by Oak Street, 9th Street, the adjacent alley, and 8th Street (APN 009-144-006, 007, 008, 009, 013, 014); and

WHEREAS, at its meeting of April 22, 2003, the Planning Commission took the following actions:

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

WHEREAS, at its meeting of May 6, 2003, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on the proposed project;
- d. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment, the City Council approved a Negative Declaration;
- e. Adopted a resolution to approve General Plan Amendment 003-01, Part 2, which enables Rezone 003-001 to be in conformance with the General Plan;

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

1. The above stated facts of this ordinance are true and correct.
2. This rezone 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. Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

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 May 6, 2003, and passed and adopted by the City Council of the City of El Paso de Robles on the 20th day of May 2003 by the following roll call vote, to wit:

AYES:

NOES:

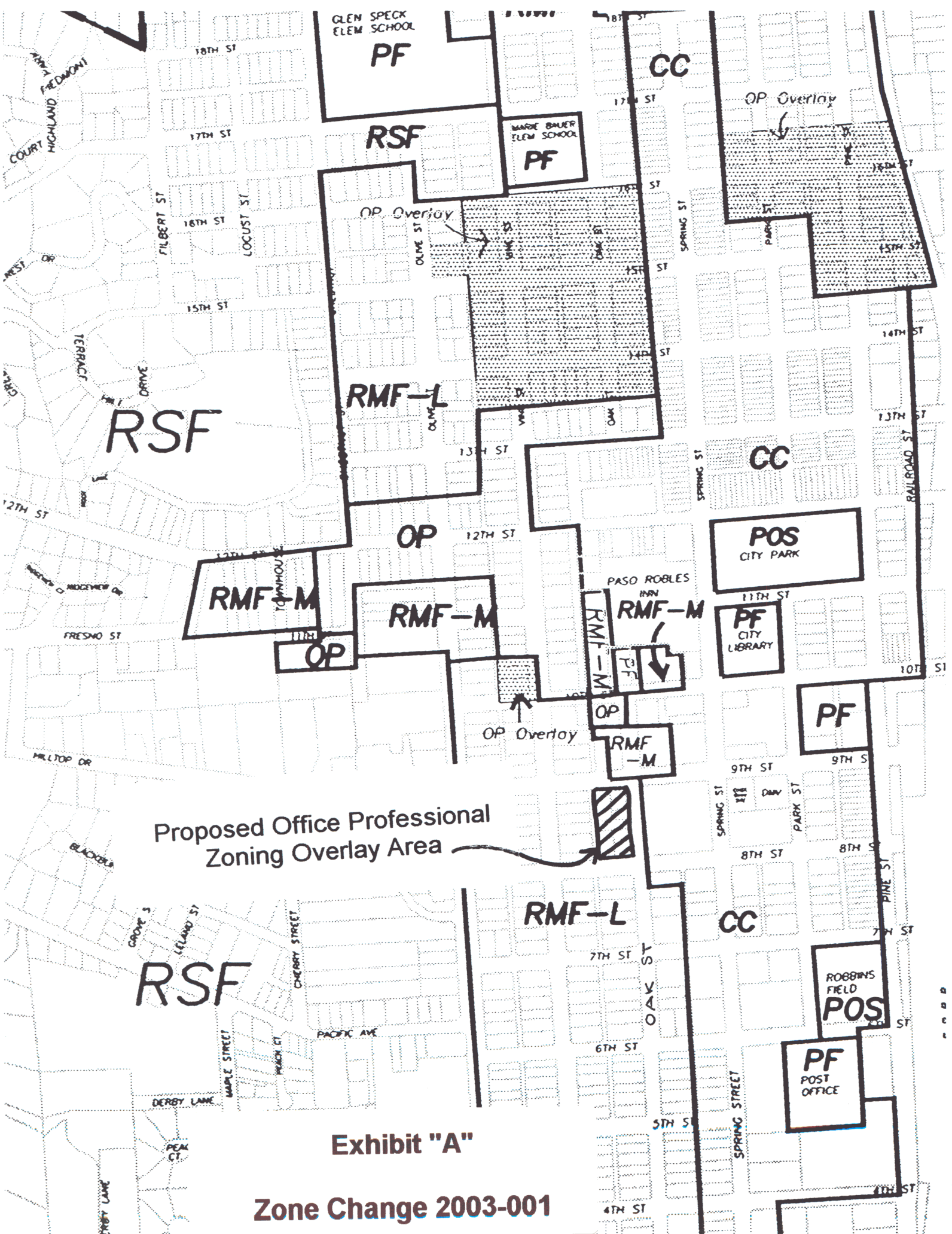
ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk



Proposed Office Professional
Zoning Overlay Area

Exhibit "A"

Zone Change 2003-001

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Press

Date of
Publication: March 26, 2003

Meeting
Date: April 22, 2003
(Planning Commission)
May 6, 2003
(City Council)

Project: General Plan Amendment 03-001,
Zone Change 03-001 and Condi-
tional Use Permit 03-003 (Traffic
movement in and around the inter-
section of Hwys 46 west and 101.)

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/newsaffi.691

NOTICE OF PUBLIC HEARINGS; NOTICE OF INTENT TO ADOPT NEGATIVE DEC- LARATION

General Plan Amendment
2003-001
A Two Part Amendment to
the Land Use and
Circulation Elements
of the City of Paso Robles
General Plan,
and Zone Change 2003-
001/Conditional Use Permit
2003-003 (Applicant:
Langstaff);
for a Professional Office at
565 8th Street

NOTICE IS HEREBY
GIVEN that the Planning
Commission of the City of
El Paso de Robles will hold
a Public Hearing to consid-
er making recommenda-
tions regarding adoption of
Negative Declarations and
approval of a two (2) part
General Plan Amendment
(Land Use / Circulation
Elements), accompanied by
a related Zone Change and
Conditional Use Permit.
Part 1: A City initiated
General Plan Amendment
(Land Use and Circulation)
to consider modifying the
General Plan's Level of
Service (LOS) standard for
traffic movement, as an
interim measure that would
apply only to the area in
and around the intersection
of Highway 46 West and
Highway 101. The proposal
is to adopt LOS "D" as the
interim standard which
would apply until the sub-
ject interchange is recon-
structed. In the absence of
any other policy decisions,
the goal would be to return
to LOS "C" as the standard

for this geographic area.
Part 2: A General Plan
Amendment (Land Use)
application filed by Jennifer
Langstaff to provide for an
"Office Professional" over-
lay designation on property
located between 8th and
9th Streets, bounded by
Oak Street on the east and
the alley on the west. Along
with the General Plan
Amendment is a related
Zone Change to provide for
an Office Professional
Zoning Overlay and a
Conditional Use Permit to
establish a professional
office use at the NW corner
of 8th and Oak Streets. The
street address of the sub-
ject property is 565 8th
Street and the Assessor
Parcel No. is 009-144-014.
If approved, the General
Plan Amendment and Zone
Change would permit pro-
fessional offices as a condi-
tionally approvable land use
within the designated area.
The General Plan
Amendment and Zone
Change would not impact
the current land uses or the
ability of a property owner
to establish new residential
land uses in conjunction
with the existing Multi-
Family, Low Density land
use designation and R-2
Zone.

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, April 22, 2003 at
which time all interested
parties may appear and be
heard.

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 two-part General
Plan Amendment and refer-
enced Zone Change appli-
cation. 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, May 6, 2003 at
which time all interested
parties may appear and be
heard.


As part of the noticed
Public Hearing, the City
Council will consider adop-
tion of Negative Declaration

of Environmental Impact
(statements that there will
be no significant environ-
mental effects) in accor-
dance with the provision
the California
Environmental Quality Act
(CEQA). The proposed
Negative Declarations will
be available for public
review from March 31,
2003 through April 22,
2003. Copies of the staff
report and draft Negative
Declaration will be avail-
able for the cost of reprodu-
ction at the Community
Development Department
City Hall, 1000 Spring
Street, Paso Robles, CA
93446. Please write to that
address or call the
Planning Division at (805)
237-3970 should you have
questions or comments
regarding this notice or
related matters.
If you challenge the ordi-
nance in court, you may
be limited to raising only the
issues you or someone
else raised at the public
hearing described in this
notice, or in written con-
spondence delivered to
Planning Commission or
the City Council at, or to,
the public hearings men-
tioned in this notice.
Bob Lata, Community
Development Director
Pub: 3/26/2003
Paso Robles Press
Legal #9724

**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 General Plan Amendment 03-001, Zone Change 03-002, and Conditional Use Permit 03-003 (Langstaff), on this 8th day of April 2003.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan