

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

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

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 con-
ditionally 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 provisions of
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 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 or
related matters.
If you challenge the ordi-
nance 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 corre-
spondence delivered to the
Planning Commission or
the City Council at, or prior
to, the public hearings men-
tioned in this notice.
Bob Lata, Community
Development Director
Pub: 3/26/2003
Paso Robles Press
Legal #9724

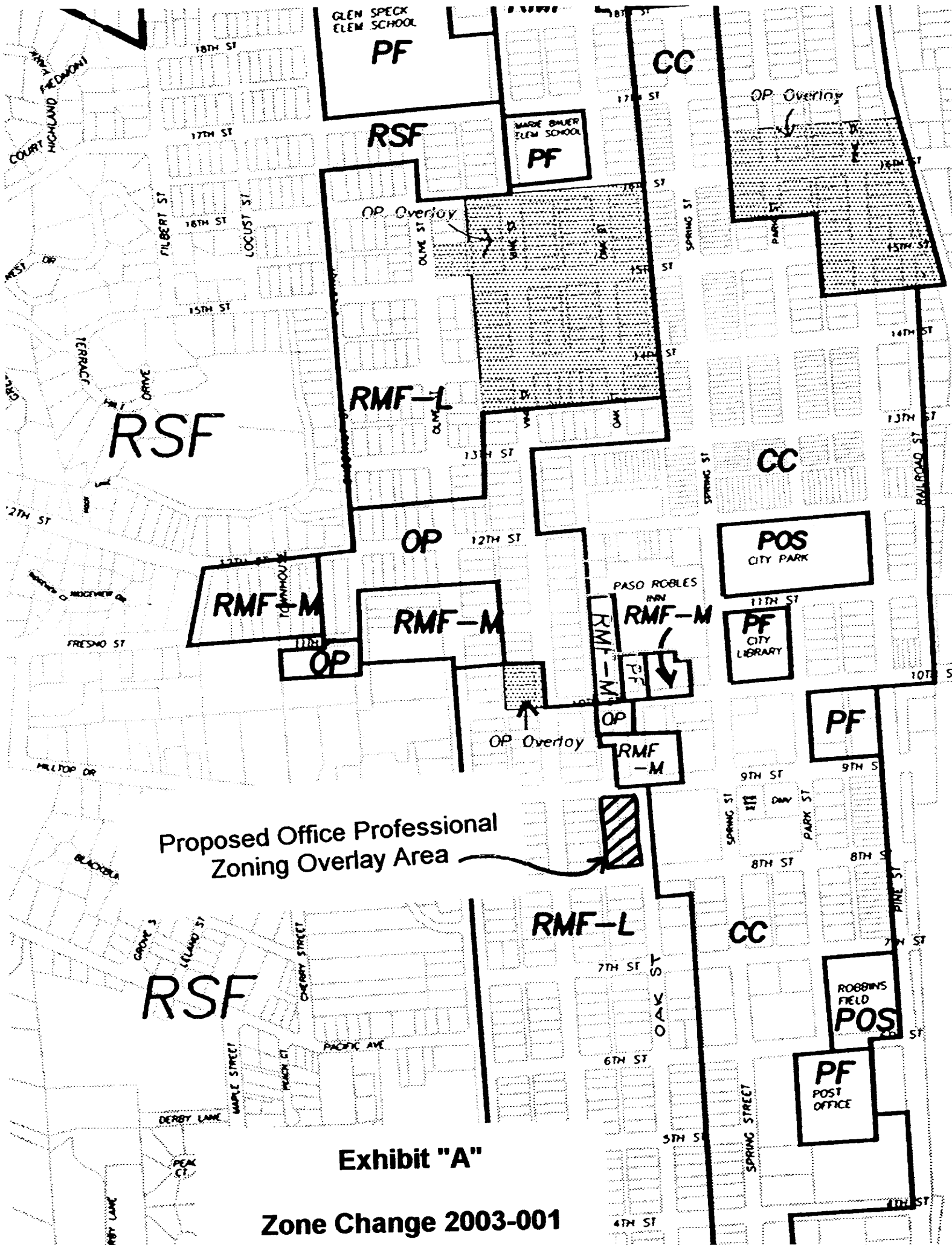


Exhibit "A"

Zone Change 2003-001