

TO: JAMES L. APP, CITY MANAGER  
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: REZONE 03-002 FOR 935 CRESTON ROAD (BERNARD)  
DATE: SEPTEMBER 2, 2003

Needs: For the City Council to open and continue the public hearing on Rezone 03-002, proposing a zone change of the approximately one-acre site at 935 Creston Road from R1 (Single-Family Residential) to R2 PD (Duplex/Triplex Planned Development).

Facts:

1. At its August 5, 2003, meeting, the City Council continued the rezone application to a future meeting to allow staff to gather additional information.
2. The Council requested information about completion of the 13<sup>th</sup> Street bridge and traffic/circulation in the Creston Road corridor.
3. The Council also sought further clarification as to the applicant's request.

Analysis  
And

Conclusions: A continuance of the hearing noticed for September 2, 2003, is being sought in order to provide additional time for compiling the information and analysis requested by the Council.

Policy

Reference: Paso Robles General Plan, Paso Robles Zoning Ordinance, the California Environmental Quality Act, and the State Planning and Zoning Law

Fiscal

Impact: No direct fiscal impact attributable to the zone change. Permits for construction of a multi-family residential project would be subject to payment of the City's development impact fees.

Options: The City Council will be asked to select one of the following options:

- a. Open the noticed public hearing, accept public testimony, and continue the open public hearing to a specific date, such as the Council's next regularly scheduled meeting on September 16, 2003.
- b. Request additional information/analysis identifying what is needed, after having opened the noticed public hearing, accepting public testimony, and continuing the open public hearing to a specific date, such as the Council's next regularly scheduled meeting on September 16, 2003.
- c. Amend, modify, or reject the foregoing options.