

TO: JAMES L. APP, CITY MANGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ZONE CHANGE 04-006 (BEECHWOOD AREA; ANNEXATION # 87)

DATE: AUGUST 17, 2004

Needs: For the City Council to conduct a noticed public hearing and consider the Planning Commission's recommendation regarding a pre-zone of property proposed for annexation to the City.

Facts:

1. The Beechwood Annexation area includes approximately 235 acres, thirteen (13) separate properties, and has nine (9) different property owners. The properties are located in the County unincorporated area east of the City of Paso Robles, south of an eastward extension of Meadowlark Road, and north of Creston Road. The PG&E Electric Transmission Lines form the eastern boundary of the proposed annexation area. A location and ownership map is attached.
2. The subject area was anticipated for annexation in the 2003 General Plan update. The proposed pre-zone is consistent with the General Plan, proposing to allow up to 674 dwelling units (up to 200 multi-family and the balance in single family residential), with a Specific Plan overlay requirement for the entire area.
3. Annexation of the subject area is not expected to be formally considered by the Local Agency Formation Commission (LAFCO) until LAFCO has completed its update of the Sphere of Influence for the City.
4. Once the property is annexed, a Specific Plan would be required to be prepared and approved by the City Council before entitlements for subdivision and related development would be granted.
5. Annexation and future development of the subject area was anticipated in the Final Environmental Impact Report that was certified by the Paso Robles City Council on December 16, 2003. No

further environmental analysis is needed in conjunction with the pre-zone request.

6. There is no development proposed at this time, and there would be no physical impacts on the environment as a result of the pre-zone. Additional environmental review will, however, be undertaken prior to approval of a Specific Plan for the subject properties and any entitlements to subdivide any of the included properties.
7. The Planning Commission was scheduled to hold a noticed public hearing on August 10, 2004. A verbal report of the Commission's recommendation will be provided at the Council meeting.

Analysis
and

Conclusion:

Pre-zoning of the subject property is a step in the annexation process. The annexation proposal is consistent with and was anticipated in the City's General Plan update that was approved on December 16, 2003.

A portion of the subject annexation (illustrated on the attached location map - - Figure LU-60 of the General Plan) is within the City's current Sphere of Influence, and inclusion of the balance of the property in the City's new Sphere is a part of the project proposal. Up to 200 units of multi-family development would be located within the annexation area through the specific plan process.

A Specific Plan would be required prior to the granting of any entitlement to subdivide the property or develop more than the permitted number of homes on the existing parcels. Concurrent with preparation of the Specific Plan the City will be updating the utility Master Plans for water and sewer service. The Master Plan update will refine identification of infrastructure needs.

The General Plan calls for "fiscal neutrality" for any new residential development, based on the City's Fiscal Impact Analysis. It is anticipated that this neutrality will be accomplished through an update in the City's Development Impact Fees, through Specific Plan fees, and through a requirement for all properties to participate in a Community Facilities District (CFD) that would off-set impacts to City services, facilities and the Paso Robles School District.

The 2003 General Plan adoption calls for a population limitation of 44,000 residents in the year 2025. In order to reduce the potential population from the "largest growth" scenario of 45,500 that was presented in the draft General Plan, the adopted General Plan calls for a reduction in potential entitlements in

specific plan areas (Chandler Ranch, Olsen Ranch and the Beechwood Annexation).

Table LU-3 of the General Plan (copy attached) describes the development potential for the three specific plan areas. As noted on page LU-8 of the General Plan (copy attached), it is anticipated that the specific plan process will identify final dwelling unit counts and the actual number of entitled dwelling units will depend upon topographic, environmental and other development constraints.

Annexation of the Beechwood Area would seem a reasonable and logical extension of the City, consistent with the adopted General Plan.

Policy

Reference: General Plan, Zoning, LAFCO policies

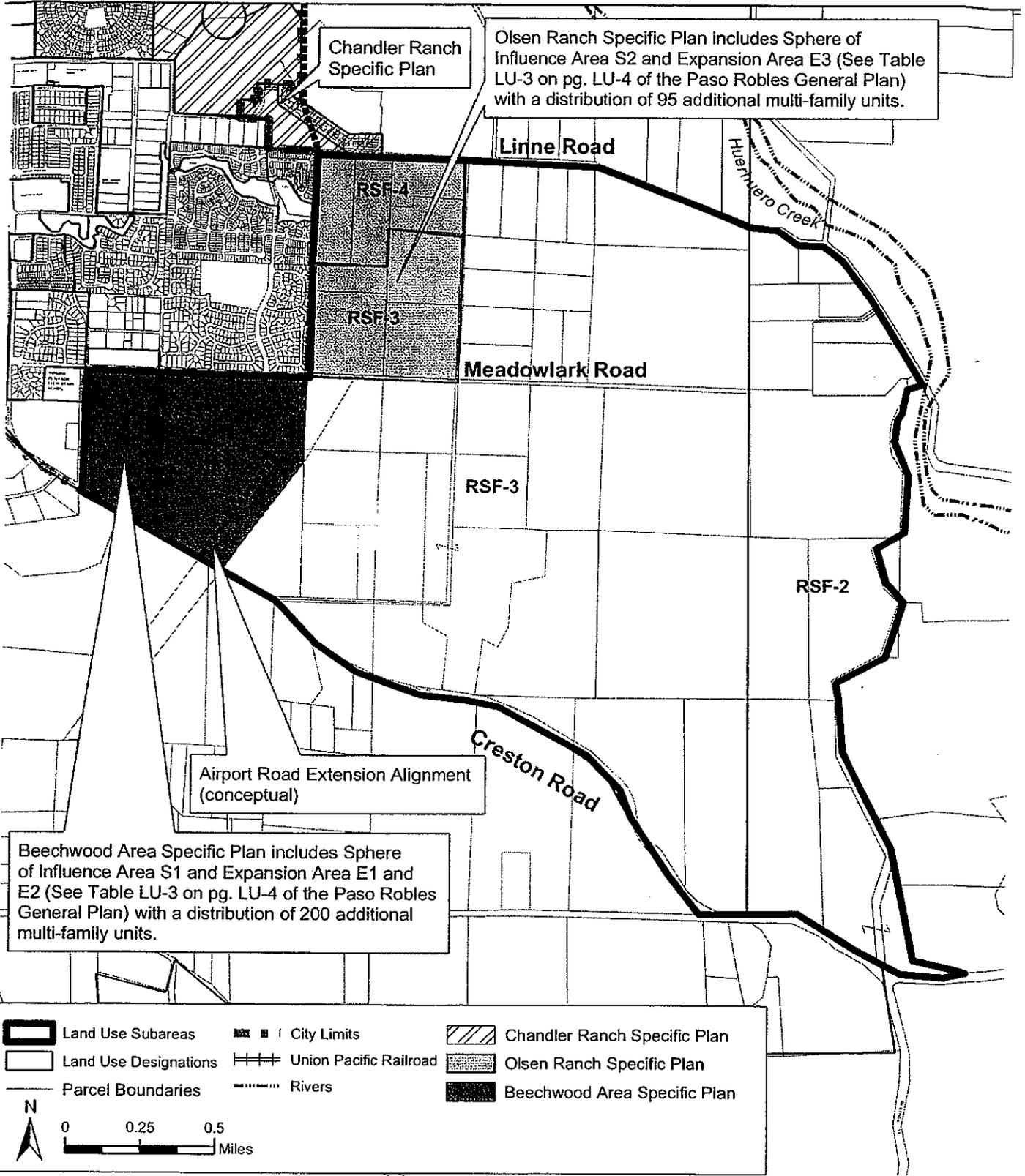
Fiscal

Impact: None by virtue of the pre-zone. The General Plan calls for “Fiscal Neutrality” which is anticipated to be achieved through a combination of Development Impact Fees, Specific Plan Fees, and a requirement to participate in a Community Facilities District (CFD).

Options:

- a.** That the City Council make a finding that there is no need for additional environmental assessment in conjunction with the pre-zone as a part of the annexation process; and introduce for first reading Ordinance No. XXX N.S. establishing a pre-zone pattern consistent with the General Plan (which provides RSF-3 with up to 200 units of multi-family for a total of not to exceed 674 dwelling units, all subject to approval of a specific plan which would be required prior to granting any entitlements for subdivision of properties within the proposed annexation area), and set September 7, 2004, as the date for second reading and adoption of the pre-zone ordinance.
- b.** Amend, modify or reject the above option.

Land Use Element



Source: City of El Paso de Robles, 2003.

General Plan Land Use Subarea D

Figure LU-60

Table LU-3. Summary of Potential Residential Development

Area	Residential Potential (dwelling units)*
Within January 2004 City Limits	
Development on Vacant Lands	3,382 **
Development from land use changes or regulatory changes included in this General Plan update	2,060***
Subtotal (January 2004 City Limits)	5,442
Sphere of Influence Areas, Outside 2003 City Limits	
S1: Beechwood Area	302****
S2: Olsen Ranch	398
S3: Our Town	229
Subtotal (Sphere of Influence)	929****
Expansion Areas, Outside 2003 Sphere of Influence	
E1: Beechwood Area (Portion of Area D)	86****
E2: Beechwood Area (Portion of Area D)	86****
E3: Olsen Ranch (Portion of Area D)	275
Subtotal (Expansion Areas)	447****
S1, E1, and E2 (distribution to be determined within the Beechwood Area Specific Plan)	200****
Reduction to keep 44,000 population maximum	(416)*****
TOTAL (Potential Development)	6,602
Existing Development	9,694
TOTAL (Existing + Potential)	16,296

* Theoretical development potential. Actual development must be limited such that the population does not exceed 44,000 (per City Council Resolution 03-232).

** Includes 1,423 units already entitled as of 2003.

*** Assumes maximum buildout potential of the Chandler Ranch Area Specific Plan: up to 1,210 units within the January 2004 City limits.

**** 200 units would be distributed throughout areas S1, E1, and E2 at RMF-20 residential density. Configuration and distribution of multifamily units to be determined through Beechwood Area Specific Plan process. See Figure LU-2 for the location of these areas.

***** Reduction of 416 dwelling units to realize a maximum population cap of 44,000. This reduction would be taken from the Chandler Ranch, Olsen Ranch and Beechwood Area Specific Plans in accordance with Policy LU-2G.

POLICY LU-1B: Airport Land Use Compatibility. As a general policy, new residential development is an undesirable land use within the Airport Influence Area.

Action Item 1. Prohibit further subdivision of land within the Airport Land Use Review Area (AP Overlay Area), or changes to land use or zoning, in a manner that would accommodate additional dwelling units. Existing parcels would, however, be entitled to be occupied by existing or new residential dwelling in accordance with current General Plan and Zoning.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

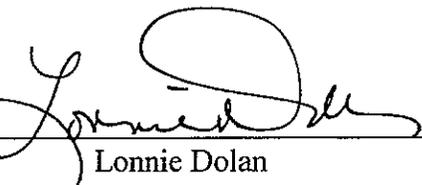
Newspaper: Press

Date of Publication: July 28, 2004

Meeting Date: August 10, 2004
(Planning Commission)
August 17, 2004
(City Council)

Project: Prezone 04-006 (Harrod -
for Annexation No. 87)

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 HEARING
PRE-ZONE FOR ANNEXATION NO. 87
(BEECHWOOD AREA)**

NOTICE IS HEREBY GIVEN that the Planning Commission and City Council of the City of El Paso de Robles will hold Public Hearings to consider Rezone 04-006, filed by North Coast Engineering on behalf of Mike Harrod, to establish the appropriate zone categories for approximately 235 acres located east of Beechwood Avenue, south of Meadowlark Road, north of Creston Road and bounded on the east by the PG&E electric transmission lines. The existing zoning is Agriculture in the County of San Luis

Obispo. The City's General Plan and the proposed zoning would anticipate a combination of Residential Single Family (RSF) and Residential Multi-Family (RMF), designed to accommodate up to 674 dwelling units (200 multi-family and the balance single family). A Specific Plan overlay would apply to the entire area; a Specific Plan approval would be needed prior to obtaining entitlements to subdivide / develop.

The land use designations were established in conjunction with the General Plan update, which was addressed in an Environmental Impact Report (EIR) that was certified by the Paso Robles City Council December 16, 2003. The Planning Commission and City Council will consider a finding that since the pre-zone is consistent with the adopted General Plan and certified EIR, no further environmental analysis will be required at this point in time. Additional environmental assessment will be undertaken in conjunction with preparation of the Specific Plan.

These hearings will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on the following dates, at which time all interested parties may appear and

be heard:
Planning Commission:
Tuesday, August 10, 2004;
City Council:
Tuesday, August 17, 2004

Comments on the proposed pre-zone 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 hearing. If you challenge the environmental determination or Pre-zone 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 hearings.

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding these hearings (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Sincerely,
Bob Lata
Community Development Director
LEGAL NUMBER 10019
PUBLICATION DATE JULY 28, 2004

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING TITLE OF THE MUNICIPAL CODE
TO APPROVE A ZONING MAP CHANGE FOR
REZONE 04-006 (BEECHWOOD AREA, ANNEXATION #87)

WHEREAS, Mike Harrod, represented by North Coast Engineering, has initiated Rezone 04-006 to consider the appropriate zoning designation (pre-zone) for property that is to be considered for Annexation to the City of El Paso de Robles; and

WHEREAS, the subject area is located in the County unincorporated area east of the City of Paso Robles, south of an extension of Meadowlark Road, east of Beechwood Avenue, and north of Creston Road, including thirteen (13) separate parcels reflected as County Assessor Parcel Numbers 020-301-050, 038, 036, 037, 005, 006, 002, 003, 051, 018, 052, 053 and 022; and

WHEREAS, the total property subject to this zoning amendment is approximately 235 acres under nine (9) different ownerships; and

WHEREAS, the proposed City zoning designation for the property that would be consistent with the 2003 General Plan designations, providing RSF-3 (residential single family with an overall density of up to three units per acre), with the potential of up to 200 units of RMF (Residential Multi-Family), totaling up to 674 dwelling units, all of which would be subject to approval of a Specific Plan for the subject properties; and

WHEREAS, the actual number of dwelling units to be approved will be subject to completion and adoption of a Specific Plan and consideration of topographic, environmental and other development constraints; and

WHEREAS, a Final Environmental Impact Report (FEIR) was certified by the Paso Robles City Council for the General Plan update on December 16, 2003, anticipating the type of zoning that is under consideration for the subject properties, and based on that FEIR there would be no further need for environmental review or assessment in conjunction with the proposed pre-zone and annexation, anticipating that there would be a more detailed environmental assessment in conjunction with preparation of a Specific Plan and prior to granting any entitlement for subdivision or related development of the subject properties; and

WHEREAS, at its meeting of August 10, 2004, the Planning Commission 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. Recommended that the City Council conclude that there is no need for further environmental review at this point in time;
- d. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of August 17, 2004, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission regarding this code amendment;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Considered the content of the Final Environmental Impact Report for the 2003 General Plan update and concluded that there is no need for further environmental review in conjunction with the proposed pre-zone and related annexation application.

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

1. The above stated facts of this ordinance are true and correct.
2. This zoning map amendment 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. *The Zoning Map of the Municipal Code is hereby amended as shown on Exhibit A of this ordinance.*

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 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 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 August 17, 2004, and passed and adopted by the City Council of the City of El Paso de Robles on the 7th day of September 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk