

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CODE AMENDMENT 04-007: REVISION OF MULTIPLE FAMILY RESIDENTIAL REGULATIONS
DATE: APRIL 5, 2005

Needs: To open and continue a public hearing on a City-initiated amendment to the Zoning Code to revise the multiple family residential development regulations, primarily to establish development regulations for residential multiple family at 20 units per acre.

- Facts:
1. A public hearing to consider the subject code amendment has been scheduled for the City Council's meeting of April 5.
 2. This code amendment had originally been scheduled for Planning Commission review and recommendation on March 22. However, the Housing Programs Manager, who prepared the code amendment and is most-knowledgeable about it, could not attend the March 22 hearing, and the Planning Commission continued its hearing to April 26.
 3. The City Council's first meeting after the April 26 Planning Commission meeting is May 3.

- Options: After consideration of all public testimony, that the Planning Commission take one of the following actions:
- a. Open and continue the public hearing regarding an amendment to the Zoning Code to revise the multiple family residential development regulations to the City Council's meeting of May 3, 2005.
 - b. Amend, modify or reject the foregoing option.

Prepared by:

Ed Gallagher
Housing Programs Manager

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

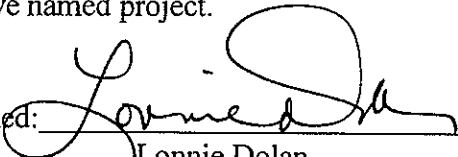
Newspaper: Tribune

Date of Publication: March 9, 2005

Meeting Date: March 22, 2005
(Planning Commission)
April 5, 2005
(City Council)

Project: Code Amendment 04-007
(City initiated – Multi-Family
Residential Regulations)

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

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARINGS
Zoning Code Amendment
Regarding Multiple Family Residential Regulations
Code Amendment 04-007

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 Code Amendment 04-007, Initiated by the City of Paso Robles, to amend the Zoning Code (Title 21 of the Municipal Code) to revise multiple family residential development regulations.

The proposed code amendment is initiated to accomplish the following objectives:

- To establish development regulations to implement the Residential, Multiple Family Very High Density (20 units per acre) Land Use Category established by the 2003 Land Use Element of the General Plan.
- To make several minor changes to clarify multiple family residential development regulations and bring them into conformance with the intent of General Plan policies.

These hearings will take place in the Conference Room at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 pm on the following dates:

Planning Commission: Tuesday, March 22, 2005
City Council: Tuesday, April 5, 2005

All interested parties may appear and be heard at the above hearings.

At these hearings, the Planning Commission and City Council will consider adopting a Negative Declaration (a statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA).

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California between the date of publication of this notice and the date of the hearings.

Comments on the proposed code amendment and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to CDdirector@pcity.com provided that such comments are received prior to the time of the respective hearings.

If you challenge the Code Amendment 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 or City Council at, or prior to, the public hearing.

Ed Gallagher, Housing Programs Manager
March 9, 2005 6148154