

ORDINANCE NO. 930 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE  
REZONING PROPERTY TO HIGHWAY COMMERCIAL MIXED-USE (C2-MU)  
FOR PROPERTY LOCATED AT 1028 21<sup>ST</sup> STREET, APN 008-247-003  
APPLICANT – SUNDANCE ENTERPRISES  
ZONING MAP AMENDMENT 06-003

WHEREAS, the current Zoning of property at 1028 21st Street is R3 (Apartment); and

WHEREAS, the General Plan land use designation of this property is CS M-U (Commercial Service Mixed-Use), and this Zoning Map Amendment will provide consistency between the Zoning Map and Land Use Map in the General Plan, as shown in Exhibit A; and

WHEREAS, this Zoning Map Amendment will allow mixed use development of this property, with a maximum residential density of 20 dwelling units per acre; and

WHEREAS, at its meeting of February 27, 2007 and on March 13, 2007, 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 approve the proposed ordinance; and

WHEREAS, based on consideration of information received at its meeting of April 3, 2007, 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. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Commission's recommendation from the Planning Commission's February 27, 2007 and on March 13, 2007 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on April 17, 2007, the City Council held second reading of said ordinance.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1. The zoning map amendment is hereby established on the official Zoning Map as shown in 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 5. 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, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on April 3, 2007, and passed and adopted by the City Council of the City of El Paso de Robles on the 3rd day of April, 2007, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

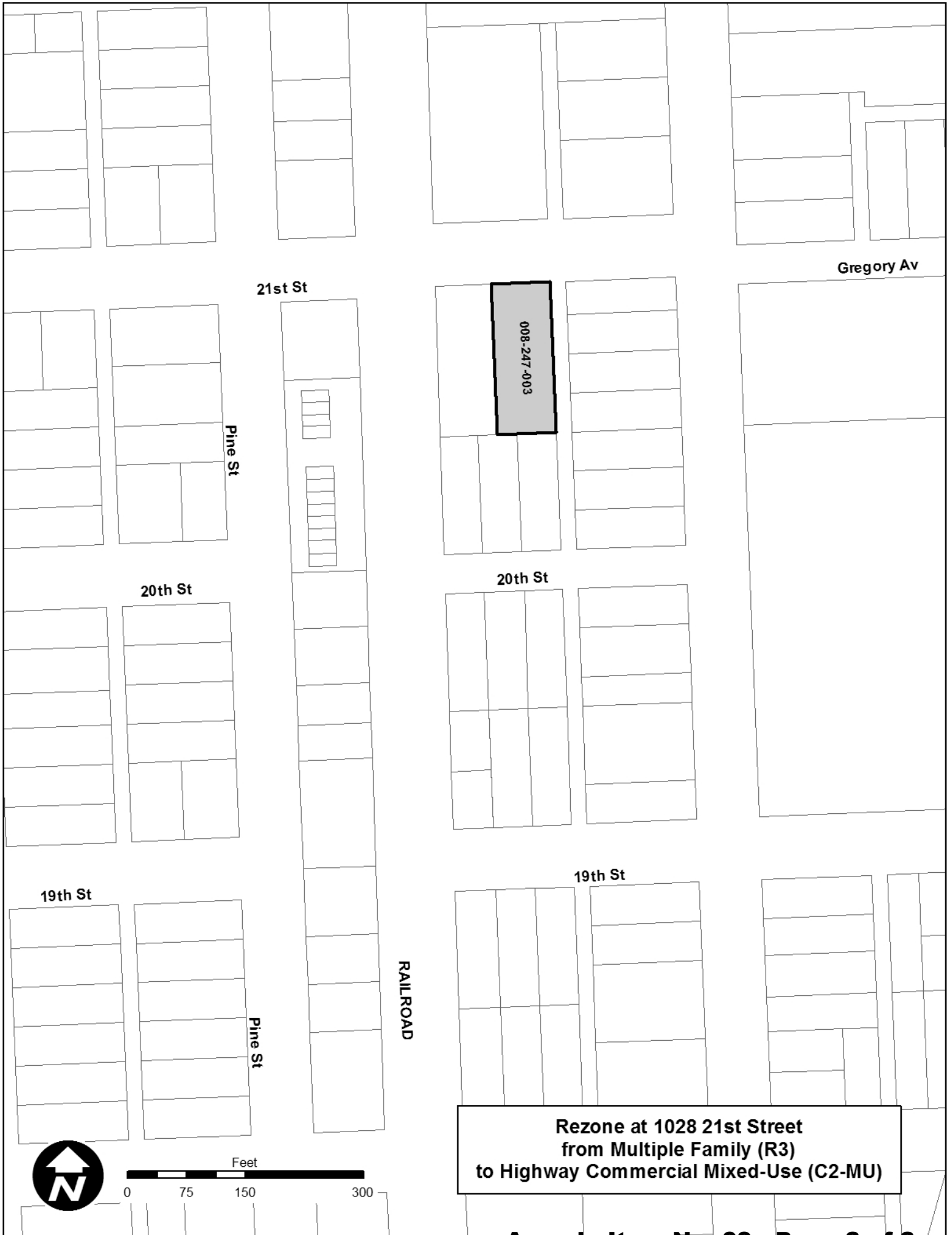
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Frank R. Mecham, Mayor

ATTEST:

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Deborah Robinson, Deputy City Clerk



Gregory Av

21st St

008-247-003

Pine St

20th St

20th St

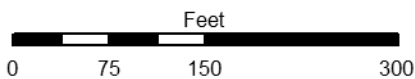
19th St

19th St

Pine St

RAILROAD

Rezone at 1028 21st Street  
from Multiple Family (R3)  
to Highway Commercial Mixed-Use (C2-MU)



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

CITY COUNCIL  
PROJECT NOTICING

Newspaper: Paso Robles Press

Date of Publication: April 10, 2007

Meeting Date: 1<sup>st</sup> reading 04/03/07

Project: Ordinance No. 930 N.S.  
Authorizing an amendment to §21,  
Zoning, of the Municipal Code, regarding  
a Zoning Map Amendment 06-003 at  
1028 21st Street.

I, Deborah Robinson, employee of the 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:   
Deborah Robinson

**ORDINANCE SUMMARY**

An Ordinance Amending  
Title 21, Zoning, Rezoning  
Property at (APN 008-247-  
003)  
(Sundance Enterprises  
Zoning Map Amendment  
06-003)

Said ordinance changes  
the zoning of property  
located at 1028 21st Street  
(APN 009-247-003) from  
R3 (apartment) to CS M-U  
(Commercial Service  
Mixed-Use), and is consis-  
tent with the City's 2003  
General Plan, to allow  
mixed use development of  
this property with a maxi-  
mum density of 20 dwelling  
units per acre.

I, Deborah D. Robinson,  
Deputy City Clerk of the  
City of El Paso de Robles,  
do hereby certify that the  
foregoing is a summary of  
an Ordinance, which was  
introduced at a regular  
meeting of the City Council  
of the City of El Paso de  
Robles on April 3, 2007,  
and will be introduced for  
second reading at the regu-  
lar meeting of said Council  
on the 17th day of April  
2007.

The above summary is a  
brief description of the sub-  
ject matter contained in the  
text of the Ordinance,  
which has been prepared  
pursuant to Government  
Code Section 36933. This  
summary does not include  
or describe every provision  
of the ordinance and  
should not be relied upon  
as a substitute for the full  
text of the ordinance.

To obtain a copy of the full  
text of the ordinance and  
zoning map, please contact  
the Office of the City Clerk  
805-237-3960 between  
8:00 AM and 5:00 PM,  
Monday through Friday.  
There is no charge for the  
copy.

Deborah D. Robinson,  
Deputy City Clerk

PUBLICATION DATE:  
4/10/2007  
LEGAL NUMBER: 10393