

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE  
REZONING PROPERTY TO MULTIPLE-FAMILY RESIDENTIAL (R-2) FOR  
PROPERTY LOCATED AT THE INTERSECTION OF BUENA VISTA DRIVE  
AND EXPERIMENTAL STATION ROAD, APN 025-391-014  
APPLICANT – BUENA VISTA LLC  
ZONING MAP AMENDMENT 06-006

WHEREAS, the current Zoning of subject property is Single Family Residential (R-1 B-4) with Resort Lodging and Specific Plan Overlay; and

WHEREAS, this Zoning Map Amendment to change the zoning to R-2 will allow multiple-family residential development of this property, with a maximum residential density of 8 dwelling units per acre, as shown in Exhibit A; and

WHEREAS, at its meeting of April 10, 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 May 1, 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 April 10, 2007 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on May 1, 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 May 1, 2007, and passed and adopted by the City Council of the City of El Paso de Robles on the 15th day of May, 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

EXHIBIT A

Buena Vista Dr

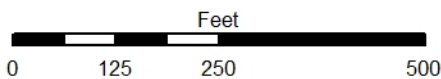
Dallons Rd

025-391-014

Experimental Station Rd

HIGHWAY 46 E

Rezone of APN 025-391-014  
from R-1 B-4 R/L Overlay  
to R2 zoning



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

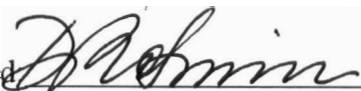
CITY COUNCIL  
PROJECT NOTICING

Newspaper: Paso Robles Press

Date of Publication: May 8, 2007

Meeting Date: 1<sup>st</sup> reading 05/01/07

**Project:** Ordinance No. 931 N.S.  
Authorizing an amendment to §21, Zoning, of the Municipal Code, regarding a Zoning Map Amendment 06-006 APN 025-391-014, intersection of Buena Vista Drive and Experimental Station Road from R1 to R2  
Announcing 2<sup>nd</sup> reading for May 15, 2007  
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 025-391-014) (Buena Vista, LLCñ Zoning Map Amendment 06-006)

Said ordinance changes the zoning of property located at the intersection of Buena Vista Drive and Experimental Station Road (APN 025-391-014) from R1 (Single Family Residential) to R2 (Multiple Family Residential), and is consistent with the City's 2003 General Plan, to allow development of this property with a maximum density of 8 dwelling units per acre. Before any new development would occur under the new zoning, the Planning Commission will need to hold a further noticed public hearing and consider the specifics of a development proposal for the subject property. Traffic impacts and mitigation measures would be included, along with an evaluation of how development of the subject property would be designed to maximize compatibility with the uses of nearby properties.

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 May 1, 2007, and will be introduced for second reading at the regular meeting of said Council on the 15th day of May 2007.



The above summary is a brief description of the subject 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, 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:  
5/8/2007  
LEGAL NUMBER:  
10410