

ORDINANCE NO. 941 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE  
REZONING PROPERTY TO COMMERCIAL/LIGHT INDUSTRIAL MIXED-  
USE (C3-MU) FOR PROPERTY LOCATED AT  
(2027, 2041 & 2049 RIVERSIDE AVE.)  
APN 008-247-009 & 014  
APPLICANT – COLIN & CANDY WEYRICK  
ZONING MAP AMENDMENT 07-002

WHEREAS, the current Zoning of property at 2027, 2041 & 2049 Riverside Ave. is R3 (Apartment); and

WHEREAS, the General Plan land use designation of this property is CS M-U (Commercial Service Mixed-Use); and

WHEREAS, 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 December 11, 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 December 18, 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 December 11, 2007 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on January 2, 2008, 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 December 18, 2007, and passed and adopted by the City Council of the City of El Paso de Robles on the 2<sup>nd</sup> day of January, 2008, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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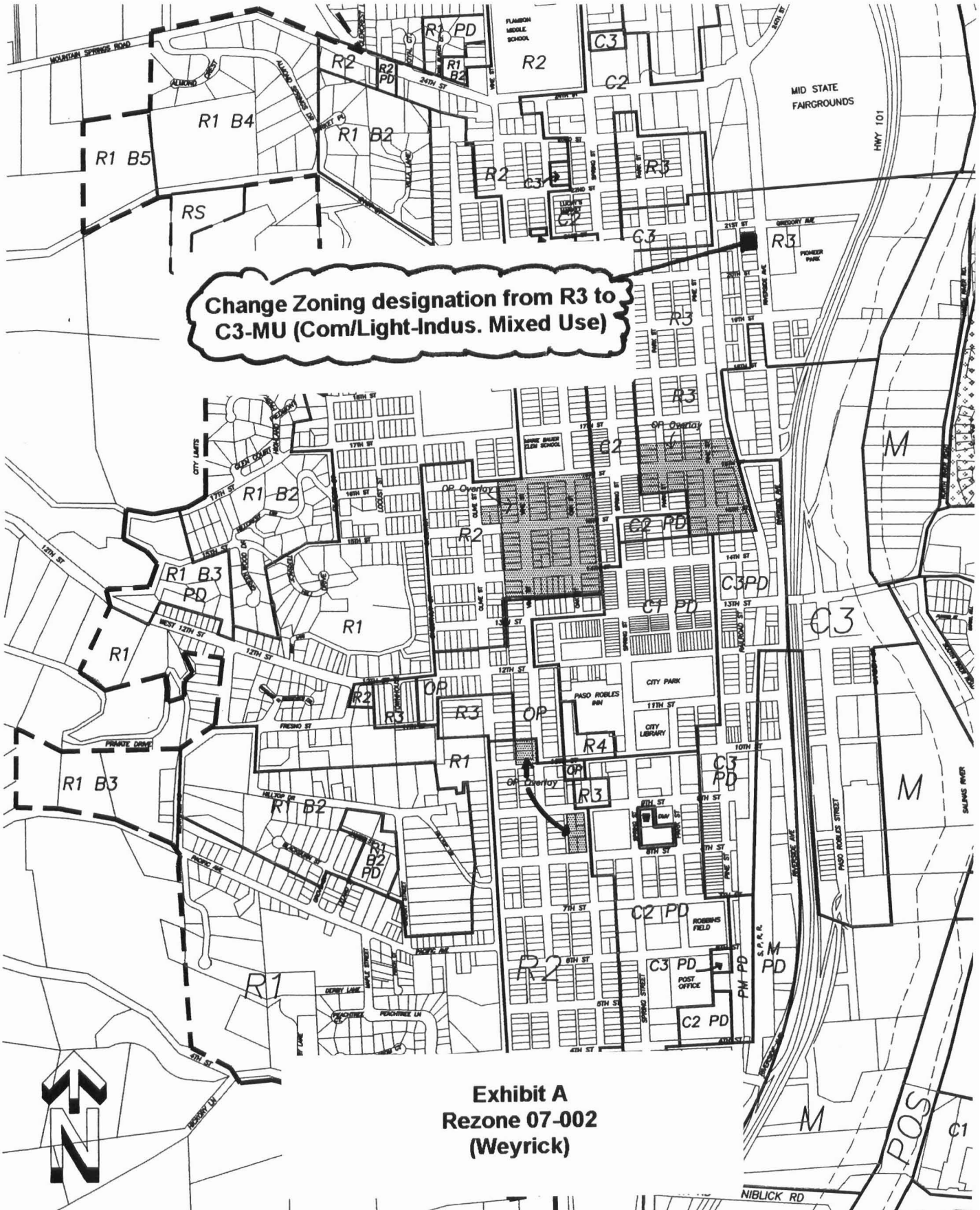
Frank R. Mecham, Mayor

ATTEST:

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Deborah Robinson, Deputy City Clerk

# Zoning Map for Subarea 2



**Exhibit A  
Rezone 07-002  
(Weyrick)**