

RESOLUTION NO. 09-

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
PROVIDING DIRECTION AND PROCESSING PRIORITIES
FOR VARIOUS SPECIFIC PLANNING EFFORTS

WHEREAS, the City is processing or has received applications for four specific plans including Uptown/Town Centre, Chandler Ranch, Olsen Ranch/Beechwood, and River Oaks, the Next Chapter; and

WHEREAS, the City's General Plan and Economic Strategy call for master planning the Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood areas and provides density targets that are within the City's buildout population planning threshold of 44,000 residents; and

WHEREAS, the City has sized its physical and human resources to serve a target population of 44,000 persons; and

WHEREAS, the specific plans under consideration have the potential to increase the City's buildout population to 52,000 and exceed the City's ability to adequately serve the new residents; and

WHEREAS, the Council understands the need to focus staff's efforts on those specific plans which will meet the City's General Plan and Economic Strategy objectives in order to have new residential capacity ready to be built in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED, by the City Council of the City of El Paso de Robles as follows:

1. The City will focus their efforts to process only those specific plans called for in the General Plan and Economic Strategy including, Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood Specific Plans;
2. These three specific plans will be limited to densities contained in the current General Plan unless and until the City prepares a comprehensive update of the Land Use Element of the General Plan;
3. EIR processing for the Chandler Ranch and Olsen Ranch/Beechwood Specific Plans can not be completed until the City updates the Circulation Element of the General Plan;
4. Completion of the Circulation Element of the General Plan shall remain as a top priority;
5. Specific Plans shall have a priority processing order as follows:
 - a. Uptown/Town Centre
 - b. Chandler Ranch
 - c. Olsen Ranch/Beechwood
6. City staff shall provide the Council with quarterly status reports of all specific plans. The Council reserves the right to change processing priorities should extended property owner delays occur;
7. All consultant and staff time costs from this point forward shall be borne by property owners and deposited upfront and deposit maintained until the specific plan and associated EIR work is completed; and

8. Any applicant driven specific plan work shall include early community input and review prior to acceptance of a draft specific plan as follows:
 - a. Draft specific plans first submitted to staff for review and feedback with applicant
 - b. Hold community workshop before the Planning Commission and Council prior to a draft being accepted for processing
 - c. EIR work to begin only after community input and Council direction on the plan
 - d. EIR and Draft Specific Plan go through normal public review and adoption process

PASSED AND ADOPTED THIS 5th day of May, 2009 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, MAYOR

ATTEST:

CATHY DAVID, DEPUTY CITY CLERK