

To: Thomas Frutchey, City Manager
From: Darren Nash, Associate Planner
Subject: Erskine Industrial General Plan Amendment
Second Reading – RZ 14-001 – Zoning Map Amendment

- General Plan Amendment 14-001 –
General Plan Land Use Element Amendment (GPA) Cycle 2 of 2016
(Cycle 2 – 2016) Part B
- Rezone 14-001
- Vesting Tentative Tract Map 3069
- Oak Tree Removal 14-010

Applicant: Ranch and Coast Properties, Inc. (Tom Erskine) - APNs: 025-435-029, 030, and 031

Date: September 6, 2016

The City Council held a public hearing on August 2, 2016, and unanimously approved the Erskine Industrial Project General Plan amendment and rezone ordinance amendment. This project includes a zoning map amendment. The ordinance approving the rezone amendment, consistent with the amended land use designations, was introduced for 1st reading by the City Council on August 2, 2016.

The City Council introduced the rezone ordinance amendment (Ordinance "A" - No. XXX N.S. (new series)) for first reading. The proposed action for the September 6, 2016 city Council meeting is to adopt the ordinance on 2nd reading by consent. The staff report from the August 2, 2016 meeting is summarized below for information. No substantive changes have been made to the proposed ordinance since the first reading. A summary of the proposed ordinances, approved by the City Attorney, was printed in The Tribune (a newspaper of general circulation) on August 26, 2016.

Summary of August 2, 2016 City Council staff report:

Needs: For the City Council to consider a recommendation from the Planning Commission to approve an application filed by Kirk Consulting on behalf of Tom Erskine and Ranch and Coast Properties, Inc., proposing to subdivide three (3) existing parcels, (APNs 025-435-029, 030, and 031) totaling 212 acres into 13

lots that would total 77.3 acres, and one (1) 134.7-acre remainder lot. Along with the subdivision is a request to amend the General Plan and Zoning designations of the 77.3 acres (Lots 1-13), and rezone lots 9, 10 & 11 of Tract 2778, adjacent to proposed Tract 3069. There is also a request to remove one (1) oak tree.

- Facts:
1. The project is located at the eastern end the northeastern area of the City of Paso Robles, at the eastern end of Wisteria Lane, east of Golden Hill Road, north of State Route 46 East.
 2. In order to accommodate the proposed project, it is necessary to: (1) amend the General Plan - Land Use Element, land use designation diagram; (2) amend the Zoning Map; (3) process Vesting Tentative Tract 3069; and (4) process a request to remove one oak tree as follows:

a) General Plan Amendment

To change the existing land use designations as follows:

- Lots 9-11 (Tract 2778): Business Park to Commercial Services
- Lot 1: Ag/Parks and Open Space to Commercial Services
- Lots 2: Ag to Commercial Services
- Lot 3: Ag/Parks and Open Space to Business Park
- Lots 5-12: Parks & Open Space to Business Park
- Lot 13: Ag/Parks & Open Space to Business Park
- Remainder Parcel and Lot 4: No changes proposed

See Attachment 3 – Land Use Map Amendment.

b) Zoning Amendment

To change the existing zoning designations as follows:

- Lots 9-11 (Tract 2778): PM (Planned Industrial) to C3-PD (Commercial/Light Industrial -Planned Development Overlay)
- Lots 1-2: RA-PD (Residential Ag, Planned Development) to C3-PD (Commercial/Light Industrial-Planned Development Overlay)
- Lot 3: RA-PD (Residential Ag, Planned Development) and POS (Parks & Open Space) to C3-PD (Commercial/Light Industrial – Planned Development Overlay)

- Lots 5-12: POS (Parks & Open Space) to PM-PD (Planned Industrial, Planned Development Overlay)
- Lot 13: RA-PD (Residential Ag, Planned Development) and POS (Parks & Open Space) to PM-PD (Planned Industrial, Planned Development Overlay);
- Remainder Parcel and Lot 4: No changes proposed

See Attachment 4 – Zoning Map Amendment.

c) Vesting Tentative Tract Map 3069

- A request to subdivide three (3) existing parcels, APNs 025-435-029, -030, and -031, totaling 212 acres into 13 lots that would total 77.3 acres and one 134.7-acre remainder lot.
- The map includes a 2-lane arterial road which will be improved through the project site terminating at a cul-de-sac at the eastern edge of Lot 7 and 8. An offer of dedication is being provided as part of the project extending from the cul-de-sac to the southeastern edge of the property. The offer of dedication is intended to facilitate the future connection to Airport Road consistent with the General Plan Circulation Element. The subdivision recognizes the City's future plans and has been designed to accommodate the future road.
- A request to approve 'Erskine Parkway' as the new street name for the new connection road.

See Attachment 5 – Tract Map.

d) Oak Tree Removal 14-005

- Request to remove one 48-inch Valley Oak tree (Tree No. 19) located on proposed Lot 7.

See Attachment 6 – Arborist Report.

3. Subdividing the 77-acre area into 13 lots would be consistent with the type of development in the neighboring Golden Hills Business Park. As a result of the General Plan Amendment and Rezone, the zoning and land use designation for a majority of the lots within Tract 3069 would be PM-PD, similar to the existing business park, except for lots 1-3, and Lots 9-11 of Tract 2778, which would be

C3-PD. C3-PD zoning currently exists in the area to the south, along Tractor Street and Combine Street.

4. The tentative subdivision map provides a vital component of the City's Circulation Element by providing most of the right-of-way for the "Connection Road" between the "interchange" at Union Road - Highway 46E and the northerly extension of a connecting road to Airport Road. Additional right-of-way is needed to accommodate a new Connection Road – Airport Road intersection in the northeast corner of the Remainder Parcel.

The City can construct a bridge or other crossing in this right-of-way over the Huer Huero Creek and extend a connection from Airport Road to Wisteria Lane. This route allows Airport area employee and business traffic to avoid Highway 46E in getting to and from downtown.

As a result of this project dedicating the necessary right-of-way for the Connection Road, the project will mitigate its "fair share" of traffic impacts on site and adjacent to this project. The project will be responsible for making the following circulation improvements: (1) constructing the road within the boundaries of tentative subdivision map; (2) striping for bike lanes on the existing Wisteria Lane and the new Connection Road; and (3) payment of traffic impact fees with all future development. Therefore, this project will be able to mitigate its impacts without the requirement to participate in improvements at the off-site intersections described in the project traffic study.

Analysis &
Conclusion:

If approved, this General Plan Amendment, Rezone, and Tentative Tract Map, would allow development of multiple infrastructure projects. These projects include:

- Providing the dedication for the connection road between Wisteria Lane and Airport Road, providing a "parallel route" consistent with the Circulation Element;
- Construction of the Connection Road within the boundaries of Vesting Tentative Tract 3069;
- Dedication of the easements to provide areas for ground water recharge within the Huer Huero Creek;
- Providing the easement for a public trail for pedestrians and bicycles along the project northern boundary of the remainder lot, consistent with the Parks and Recreation Element;

- Installation of water, sewer, and recycled water lines.

Based on these infrastructure projects it would appear that the approval of the proposed General Plan Amendment and Rezone would be a benefit to the City.

Policy

Reference: General Plan Land Use Element, Zoning Code, CEQA, 2006 Economic Strategy.

Fiscal

Impact: It is anticipated that this project will be fiscally positive by providing needed infrastructure, as well as low-intensity commercial and industrial development that would provide for additional employment opportunities.

Options:

1. Approve of the project by holding second reading, by title only, of draft Ordinance XXXX N.S., amending the City of El Paso de Robles Municipal Code Section 21.12.020 (Zoning Map), as shown in Exhibit A, (Attachment 1); or
2. Refer back to staff and/or the Planning Commission for additional analysis; or
3. Take action not to approve the project by denying action 1.a.

Attachments:

1. Ordinance A – No. XXXX N.S., to approve the second reading of the Zoning Map Amendment

ORDINANCE XXXX N.S.

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
TO APPROVE REZONE 14-001
APPLICANT – ERSKINE / RANCH & COAST PROPERTIES, INC.
APN: 025-435-031, 030 and 029

WHEREAS, Kirk Consulting, on behalf of Tom Erskine and Ranch & Coast Properties, Inc., has filed an application requesting consideration of a zoning map amendment in connection with the development of a project known as the Erskine Industrial Park General Plan Amendment (the "Project"):

Rezone: to change the existing zoning designations as follows (See Rezone Exhibit, Attachment A):

- Lots 9-11 (Tract 2778): PM (Planned Industrial) to C3-PD (Commercial/Light Industrial -Planned Development Overlay)
- Lots 1-2: RA-PD (Residential Ag, Planned Development) to C3-PD (Commercial/Light Industrial-Planned Development Overlay)
- Lot 3: RA-PD (Residential Ag, Planned Development) and POS (Parks & Open Space) to C3-PD (Commercial/Light Industrial – Planned Development Overlay)
- Lots 5-12: POS (Parks & Open Space) to PM-PD (Planned Industrial, Planned Development Overlay)
- Lot 13: RA-PD (Residential Ag, Planned Development) and POS (Parks & Open Space) to PM-PD (Planned Industrial, Planned Development Overlay);
- Remainder Parcel and Lot 4: No changes proposed

WHEREAS, Kirk Consulting, on behalf of Tom Erskine and Ranch and Coast Properties, Inc., ("Applicant"), in connection with the proposed development of a project known as Erskine Industrial Park General Plan Amendment (the "Project"), has filed a request for consideration of Rezone 15-003 (formerly 14-001), to rezone property located at the eastern end of Wisteria Lane, north of State Route 46 East, APN: 025-435-031, 030 and 029; and

WHEREAS, the rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 14-001) ; and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve the Mitigated Negative Declaration prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve General Plan Amendment 14-001;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Paso Robles, as follows:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the City Council hereby makes following findings regarding Rezone 14-001:

- a. The rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 15-003).
- b. Rezone 14-001 will provide for orderly development within the City.

Section 3. Based on all of the foregoing, the City Council of the City of El Paso de Robles introduce for first reading by title only, Draft Ordinance A, amending the City of El Paso de Robles Municipal Code Section 21.12.020 (Zoning Map), as shown in Exhibit A.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 6th day of September 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Attachment: Exhibit A – Zoning Map Amendment

Exhibit A - Zoning Map Amendment

