

ORDINANCE NO. 568 NCS.
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE
 IN SECTION 21.12.020 OF THE ZONING REGULATIONS
 (REZONE 88009 - PLANNED DEVELOPMENT OVERLAY OF COMMERCIAL SITES)

WHEREAS, the Land Use Element of the General Plan, as amended by Resolution No. 7118 (General Plan Amendment III), adopted on March 15, 1977, contains goals and objectives that call for the conservation of the Central Business District (CBD) as the regional Shopping Center and discouragement of high intensity retail establishments from locating outside of the CBD, and

WHEREAS, in order to implement the General Plan, the City Council has determined that the Planned Development District should be applied to several commercially-zoned properties located outside of the CBD to accomplish the following purposes:

a. To provide a means to ensure that the range and/or intensity of land use types normally permitted in the underlying CP, C-1, and C-2 zones, will not create a significant adverse impact on the City's efforts to revitalize and conserve the CBD;

b. To provide a means to ensure a consistent quality of site and architectural design, avoiding adverse impacts on nearby properties.

WHEREAS, at its meeting of November 8, 1988, the Planning Commission took the following actions regarding this Rezone:

a. Considered the facts and analysis, as presented in the staff report prepared for this rezone;

b. Conducted a public hearing to obtain public testimony on the proposed rezone;

c. On a 3-3 vote, failed to make a recommendation to the City Council to adopt a Negative Declaration, in accordance with the California Environmental Quality Act, and to adopt this rezone, and

WHEREAS, at its meeting of December 6, 1988, the City Council took the following actions:

a. Considered the facts and analysis, as presented in the staff reports prepared for this rezone;

b. Considered the recommendation of the Planning Commission regarding this rezone;

c. Conducted a public hearing to obtain public testimony on the proposed rezone;

d. Based on the information contained in the initial studies prepared for this rezone, found that there was no substantial evidence that the proposed rezone would have a significant effect on the environment and adopted a Negative Declaration in accordance with the California Environmental Quality Act,

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of El Paso De Robles, California that the Zoning Map of the City of El Paso De Robles, dated July 1, 1977, shall be changed as follows:

SECTION I: Section 21.12.020, MAP ALTERATIONS, shall be changed by providing that the Planned Development (PD) District be applied to the properties listed below, as described on the 1988 Assessor's Rolls for the County of San Luis Obispo and as shown on Exhibit A (attached), subject to the following condition:

1. That all uses shall be subject to approval of a conditional use permit which shall ensure that the range of land uses will not have a significant adverse effect on the economic vitality of the central business district. A detailed description of the scope of permitted uses shall be established prior to approval of any Development Plan or Certificate of Occupancy.

Assessor's Parcel No.	To Be Zoned	Assessor's Parcel No.	To Be Zoned
9-571-20	CP,PD	9-841-16	C-2,PD
9-641-9	CP,PD	9-841-17	C-2,PD
9-641-10	CP,PD	9-841-18	C-2,PD
9-641-11	CP,PD	9-841-19	C-2,PD
9-761-13	C-1,PD	9-841-20	C-2,PD
9-831-3	C-2,PD	9-841-21	C-2,PD
9-831-4	C-2,PD	9-841-22	C-2,PD
9-831-5	C-2,PD	9-841-23	C-2,PD
9-831-6	C-2,PD	9-841-24	C-2,PD
9-831-7	C-2,PD	9-851-1	C-2,PD
9-841-1	C-2,PD	9-851-2	C-2,PD
9-841-2	C-2,PD	9-851-4	C-2,PD
9-841-3	C-2,PD	9-851-5	C-2,PD
9-841-9	C-2,PD	9-851-6	C-2,PD
9-841-10	C-2,PD	9-851-7	C-2,PD
9-841-11	C-2,PD	9-851-9	C-2,PD
9-841-12	C-2,PD	9-851-10	C-2,PD
9-841-13	C-2,PD	9-851-11	C-2,PD
9-841-14	C-2,PD	9-851-12	C-2,PD
9-841-15	C-2,PD		

SECTION II: These changes to the Zoning Map shall be incorporated into said map and become a part of said map.

PASSED AND ADOPTED THIS 20th day of December, 1988 by the following roll call vote:

AYES: Dolan, Reneau, Russell, Conway and Martin

NOES: NONE

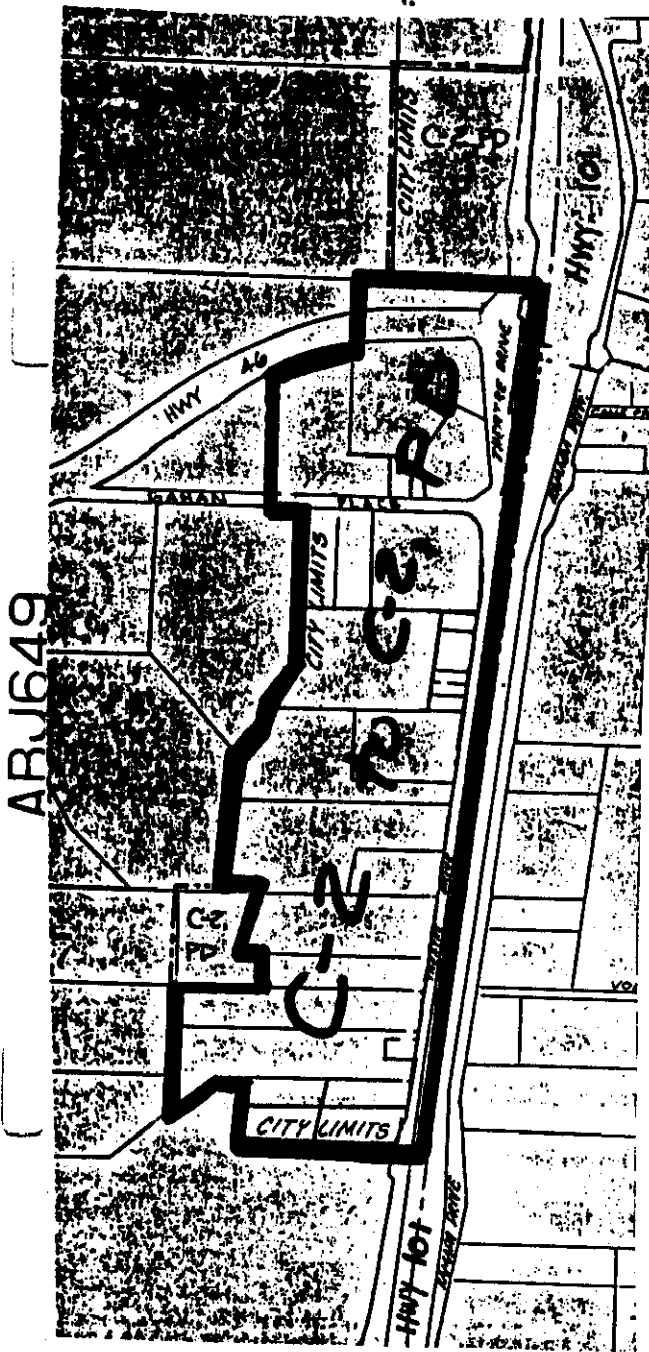
ABSENT: NONE


MAYOR STEVE MARTIN

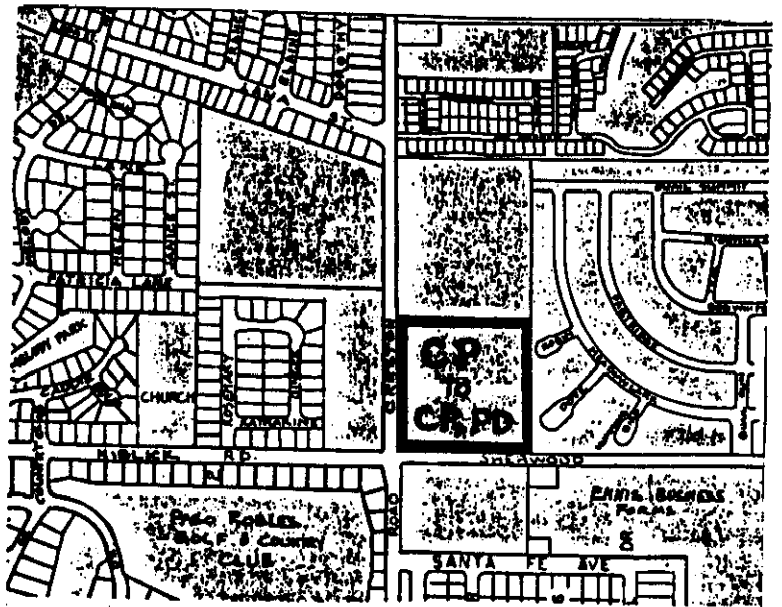
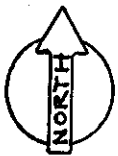
ATTEST:


JERRY BANKSTON, CITY CLERK

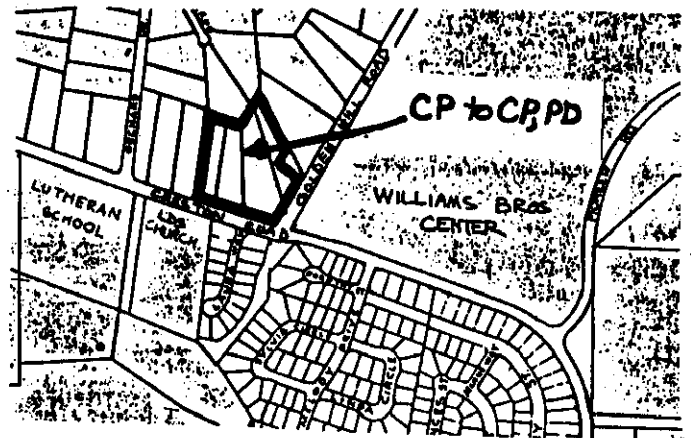
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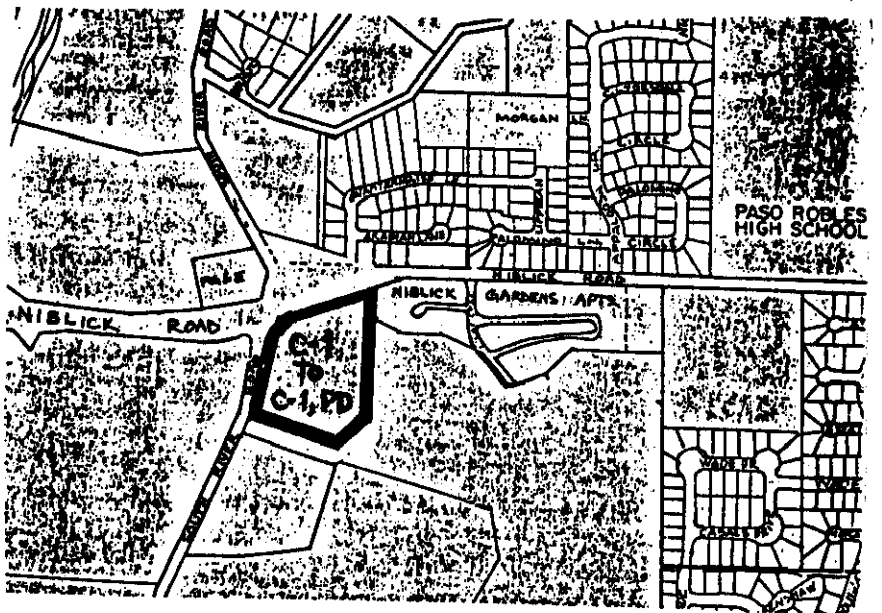
West side of Theatre Drive, North and South of Highway 46 West (Assessor's Parcel Nos. 9-831-3,4,5, 6,7; 9-841-1,2,3,9,10,11,12,13,14,15, 16,17,18,19,20,21,22,23,24; 9-851-1, 2,4,5,6,7,9,10,11,12)



Northeast corner of Creston and Sherwood Roads Assessor's Parcel No. 9-571-20



Northwest corner of Creston and Golden Hill Roads (Assessor's Parcel Nos. 9-641-9,10,11)



Southeast corner of Niblick and South River Roads (Assessor's Parcel No. 9-761-13)

EXHIBIT A
ORD. 568 N.S. (REZONE 88009)