

ORDINANCE NO. 578 N.S.

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 B9006 - PLANNED DEVELOPMENT OVERLAY OF
 DOWNTOWN COMMERCIAL, INDUSTRIAL, AND OFFICE SITES)

WHEREAS, the Land Use Element of the General Plan, as amended by Resolution No. 2118 (General Plan Amendment #1), adopted on March 15, 1977, contains goals and objectives that call for the conservation of the Central Business District (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 commercial and industrially-zoned properties located within and adjacent to 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 R-3-0, C-1, C-2, C-3, and M 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 within the CBD; and

WHEREAS, in order to not duplicate a similar process, if a valid Master Conditional Use Permit, with the same level of specificity as would be required for a Planned Development filing exists, as determined by the City Planner, it is the intent of the City Council not to cause a new Planned Development to be required for a project of the same class, nature and scope as addressed under an existing Master Conditional Use Permit; and

WHEREAS, at its meeting of June 27, 1989, 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. Recommended that the City Council adopt a Negative Declaration, in accordance with the California Environmental Quality Act, and to adopt this rezone, and

WHEREAS, at its meeting of July 18, 1989, 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) Overlay District be applied to the R-3-0, C-1, C-2, C-3, and M Zoned properties as shown on Exhibit A (attached).

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

SECTION III: If a valid Master Conditional Use Permit, with the same level of specificity as would be required for a Planned Development filing exists, as determined by the City Planner, it is the intent of the City Council not to cause a new Planned Development to be required for a project of the same class, nature and scope as addressed under an existing Master Conditional Use Permit.

PASSED AND ADOPTED THIS 1st day of August, 1989 by the following roll call vote:

AYES: Dolan, Russell, Conway and Martin

NOES: None

ABSENT: None

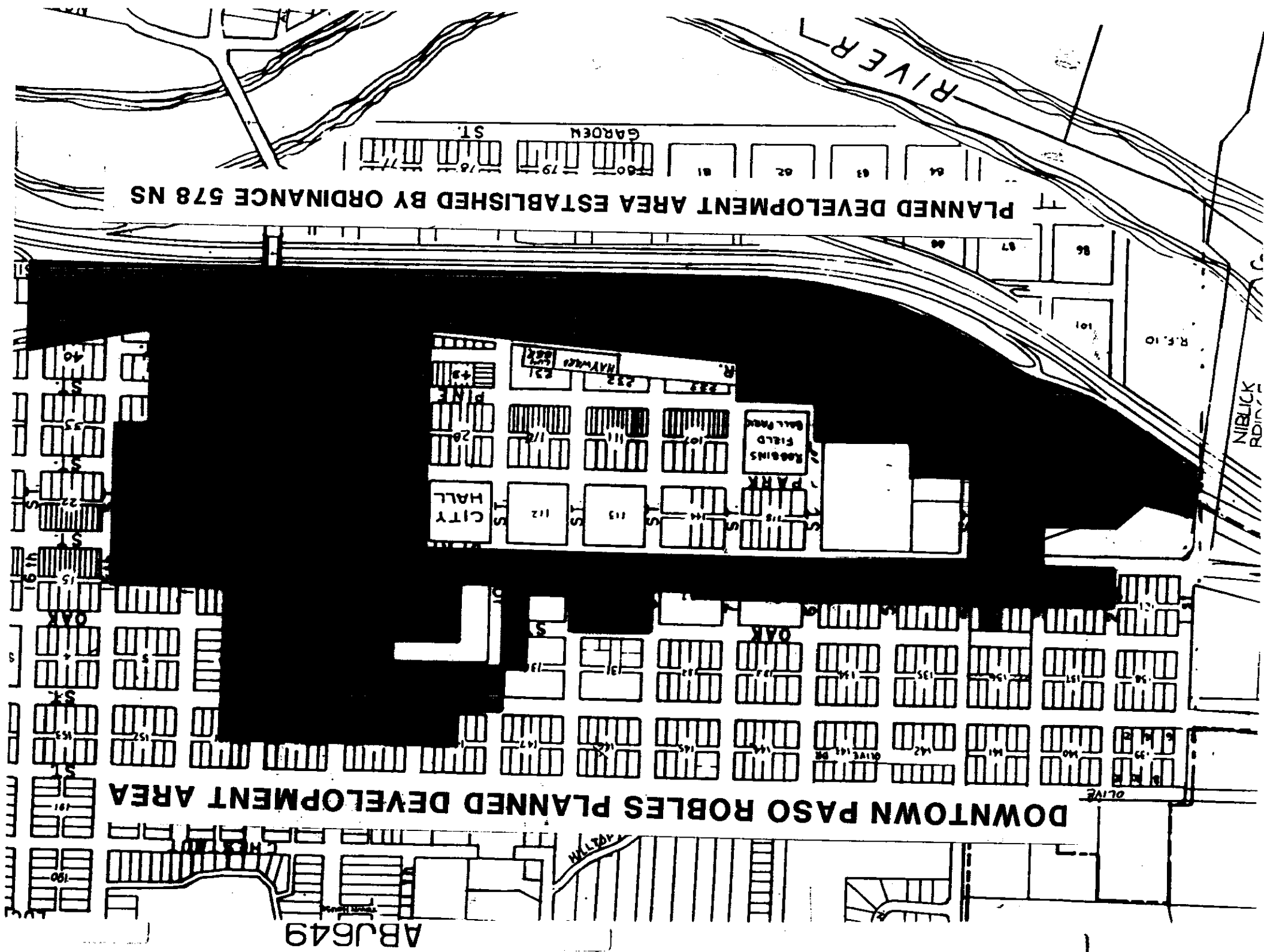

MAYOR STEVEN W. MARTIN

ATTEST:


JERRY BANKSTON, CITY CLERK

ABJ649

EXHIBIT "A"



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