

ORDINANCE NO. 648 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 91002/HALFERTY DEVELOPMENT COMPANY/
WOODLAND PLAZA II)

WHEREAS, the applicant, Halferty Development Company, has requested that the zoning of the subject 39 acre site be rezoned from PM (Planned Industrial) to RC (Regional Commercial), and

WHEREAS, in June of 1991 an EIR was prepared in conjunction with the update of the City's General Plan Land Use and Circulation Elements which examined the designation of an approximate 39 acre site located at the southwest corner of Niblick and South River Roads for potential RC (Regional Commercial) land use designation, and

WHEREAS, on August 6, 1991, the City Council adopted a resolution certifying the noted EIR which was prepared in conjunction with the update of the City's General Plan, and

WHEREAS, on August 6, 1991, the City Council adopted revisions to the City's General Plan which included the designation of the subject 39 acre site for potential regional commercial use, and

WHEREAS, applications for Planned Development 91010, Conditional Use Permit 91010 and Parcel Map PR 91-095 were also filed for this same project site, commonly known as Woodland Plaza II, and

WHEREAS, an Environmental Impact Report (EIR) was prepared for Woodland Plaza II, including the rezone request, and a Final EIR was certified for the project by the Planning Commission on August 25, 1992, in accordance with the California Environmental Quality Act (CEQA), and

WHEREAS, an appeal was filed of the Planning Commission's action to certify the EIR and the City Council held a public hearing to consider that appeal on October 6, 1992, and

WHEREAS, on October 6, 1992, the City Council denied the appeal and made appropriate findings to certify the adequacy of the EIR prepared for Woodland Plaza II in accordance with Section 15185 of the State's CEQA Guidelines, and

WHEREAS, the rezone of the property in and of itself does not have the potential to cause significant unmitigatable impacts, and

WHEREAS, the applicant filed a request for the rezone application to be considered separately from the remainder of the project site applications, and

WHEREAS, at its meeting of November 10, 1992, the Planning Commission took the following actions regarding this rezone application:

- a. Considered the facts and analysis, as presented in the staff report prepared for this rezone request;
- b. Conducted a public hearing to obtain public testimony on the proposed rezone application;
- c. Recommended that the City Council adopt the ordinance amending the zoning map as established by the Municipal Code to rezone the property from PM to RC, and

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WHEREAS, at its meeting of November 17, 1992, the City Council took the following actions regarding this application for rezone:

- a. Considered the facts and analysis, as presented in the staff report prepared for this rezone, along with the recommendation of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on the proposed application for rezone;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that Rezone 91002 shall be approved subject to the following:

The Zoning Map of the City of El Paso de Robles, dated July 1, 1977, shall be changed as follows:

Section 21.12.020, MAP ALTERATIONS, shall be changed by providing that the existing P-M zoning designation shall be changed to R-C for the property listed below, as described on the 1992 Assessor's Rolls for the County of San Luis Obispo and as shown on Exhibit A (attached):

<u>Assessor's Parcel Number</u>	<u>To Be Zoned</u>
09-761-34	RC

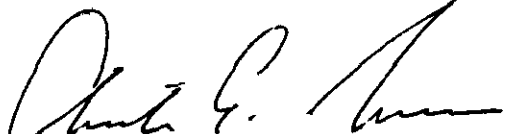
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PASSED AND ADOPTED THIS 1st day of December, 1992, by the following roll call vote:

AYES: Heggarty, Macklin, Martin

NOES: Picanco, Iversen

ABSENT None



 MAYOR CHRISTIAN E. IVERSEN

ATTEST:


 RICHARD J. RAMIREZ, CITY CLERK

REZONE 91002
EXHIBIT "A"



REZONE FROM P-M TO R-C

