

ORDINANCE NO. 978 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING CHAPTER 5 OF THE UPTOWN/TOWN CENTER SPECIFIC PLAN
(CITY INITIATED)

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, this item was continued from the January 3, 2012 City Council meeting in order to allow for additional time to properly notice the item; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, the current request is to amend Chapter 5, the Development Code, to consider changes related to permitted land uses and various development standards; and

WHEREAS, at a meeting held on December 13, 2011, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on information received at its meeting on January 17, 2012 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission's recommendation from its December 13, 2011 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on February 7, 2012 the City Council held a second reading of said ordinance.
NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1:

Section 5.7.2.D, Landscaping, Subsection 2, would be amended as follows:

2. Location of landscaping. Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas. A minimum of a 5-foot landscape setback is required between the right-of-way line and the parking lot or car sales display lot, along all street frontages.

SECTION 2:

Section 5.7.8 "Additional Requirements for Multi-Family Housing" would be added to the UTCSP with the following subsections:

- (a) Laundry Facilities: (regular Zoning Code) Complexes with 5 or more units require either washer and dryer hookups in each unit or provide a laundry room with one washer and dryer per 8 units;

SECTION 3:

Contracted Services:

- a. Amend Table 5.3-1, under Light Industrial (Page 5:9) as follows:
 - (1) Replace "P" in the RC Zone with "P/TUP*"
 - (2) Add a note to the far right column to read "*See Section 5.3.E.7".
- b. Amend Section 5.3.E.7 to add Subsection "f" to read as follows:

- “ f. Contractors’ storage yards may be established on a temporary basis for no longer than 2 years (subject to 1 year time extensions) under the following Conditions:
- (1) The materials, vehicles and equipment stored on the site shall be owned by the property owner in which the equipment is being stored;
 - (2) The storage of materials, vehicles and equipment may be stored on site subject to the provisions of this section without the requirement to install street improvements and screening (including fencing and landscaping).”

SECTION 4: Amend Section 5.5.F.1.a (Page 5:26) of the UTCSP as follows:

- a. Lot Standards
 - i. Width:
 - (1) Minimum: 40 feet
 - (2) No Maximum Lot Width

SECTION 5: Add Subsection “I” to Section 5.7.2 of the UTCSP as follows:

- I. When calculating parking ratios for restaurants, night clubs and similar establishments that have on-site outdoor seating (as oppose to sidewalk seating), in addition to the parking required for the indoor area, the ratio of 1 space per 400 square feet shall also be applied to the outdoor seating area.

SECTION 6:

Commercial: Retail, Service, Office:

Amend Table 5.3-1, under Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used (Page 5:7) as follows:

- (1) Replace “-” in the TC-2 Zone with “CUP”.

SECTION 7. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 9. Inconsistency. To the extent that the terms or provisions of this ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on January 17, 2012, and passed and adopted by the City Council of the City of El Paso de Robles on the 7th day of February, 2012 by the following vote:

AYES: Steinbeck, Strong, Gilman, Hamon, Picanco
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

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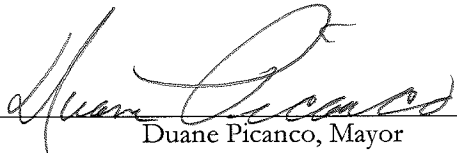
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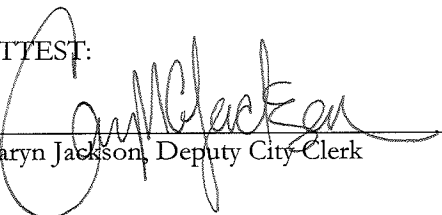
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