

City of El Paso de Robles

RESOLUTION NO. 87-18
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING AMENDMENT 87-01
TO THE LAND USE ELEMENT
OF THE GENERAL PLAN

WHEREAS, General Plan Amendment 87-01 provides for the following component amendments to the Land Use Element:

- A. An amendment to the Land Use Map filed by Gene and Barbara Durand and by Lois Wilmar to redesignate Assessor's Parcels No. 40-081-24 and 40-031-15 from Rural Residential to Highway Commercial as shown on Exhibit "A" (attached);
- B. An amendment to the Land Use Map filed by Daryl Stinchfield to redesignate Assessor's Parcels No. 20-251-16 and 23 from Rural Residential to Low Density Residential as shown on Exhibit "B" (attached);
- C. An amendment to the Land Use Map initiated by the City to designate Assessor's Parcels No. 20-461-1 and 2 for Rural Residential land use as shown on Exhibit "C" (attached);and
- D. City-initiated General Plan Amendments to establish a "Specific Plan" overlay land use designation within the text of the Land Use Element as shown on Exhibit "D" (attached) and to amend the Land Use Map to place this overlay designation on all properties located within the Union/46 Specific Plan area as shown on Exhibit "E" (attached), and

WHEREAS, General Plan Amendment 87-01 was recommended for approval by the Planning Commission after public hearings held on March 24, 1987 (Component A) and on April 14, 1987 (Components B, C and D), and

WHEREAS, a public hearing was conducted by the City Council on April 21, 1987 to consider facts, as presented in the staff reports prepared for this project, the recommendations of the Planning Commission and public testimony regarding these proposed amendments, and

WHEREAS, a Negative Declaration was adopted by the City Council for these proposed amendments in accordance with the California Environmental Quality Act,

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NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso De Robles, to adopt Amendment 87-01 to the Land Use Element consisting of copies of the maps (Exhibits A, B, C, and E) and a copy of the text (Exhibit D) on file in the office of the City Clerk.

PASSED AND ADOPTED THIS 21ST Day of APRIL, 1987 by the following Roll Call Vote:

AYES: DOLAN, OVITT, COUSINS AND RUSSELL

NOES: NONE

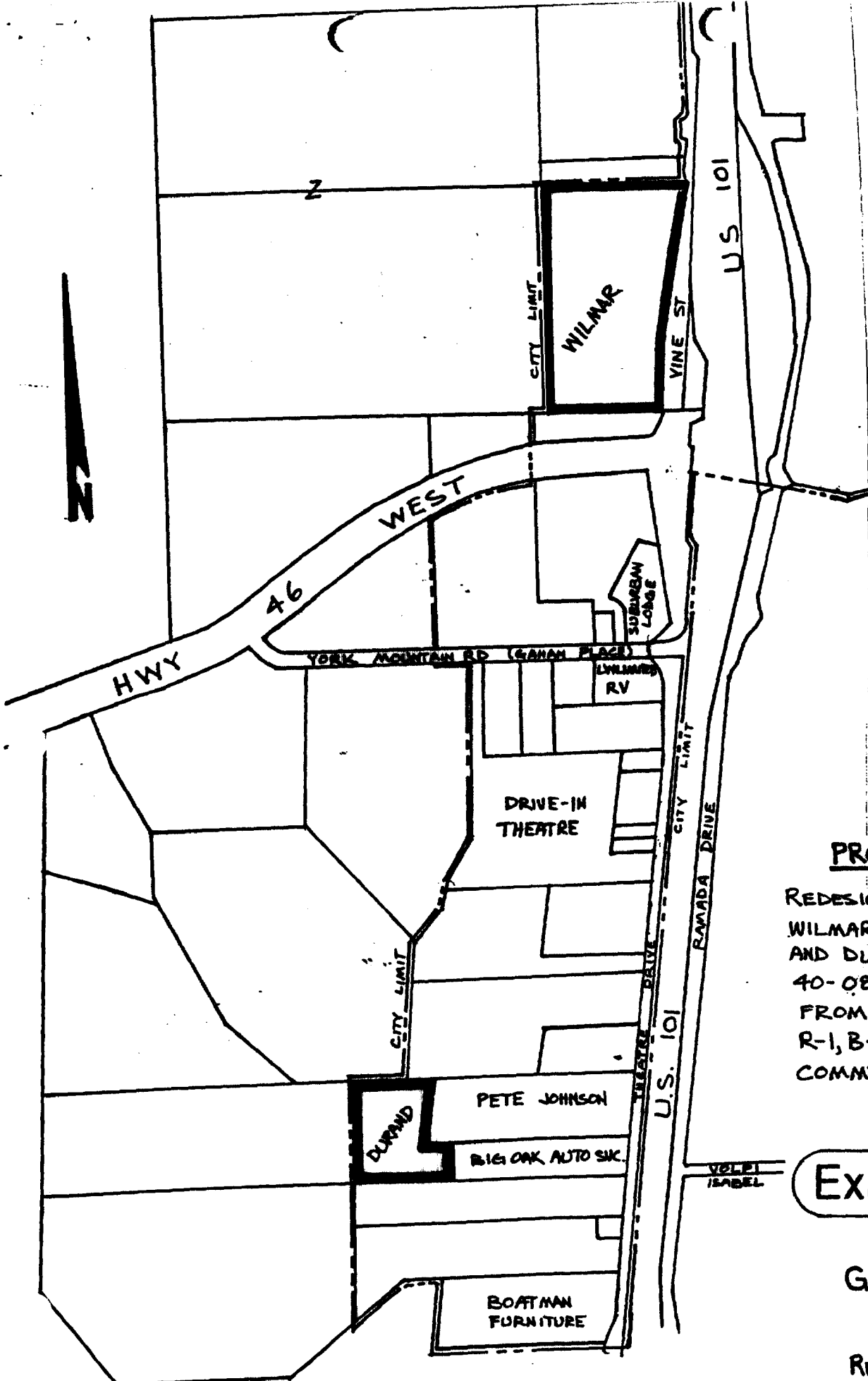
ABSENT: NONE

ABSTAINED: STEMPER

Nick Russell
MAYOR NICK RUSSELL

ATTEST:

Dawn Hudson
DEPUTY CITY CLERK, DAWN HUDSON



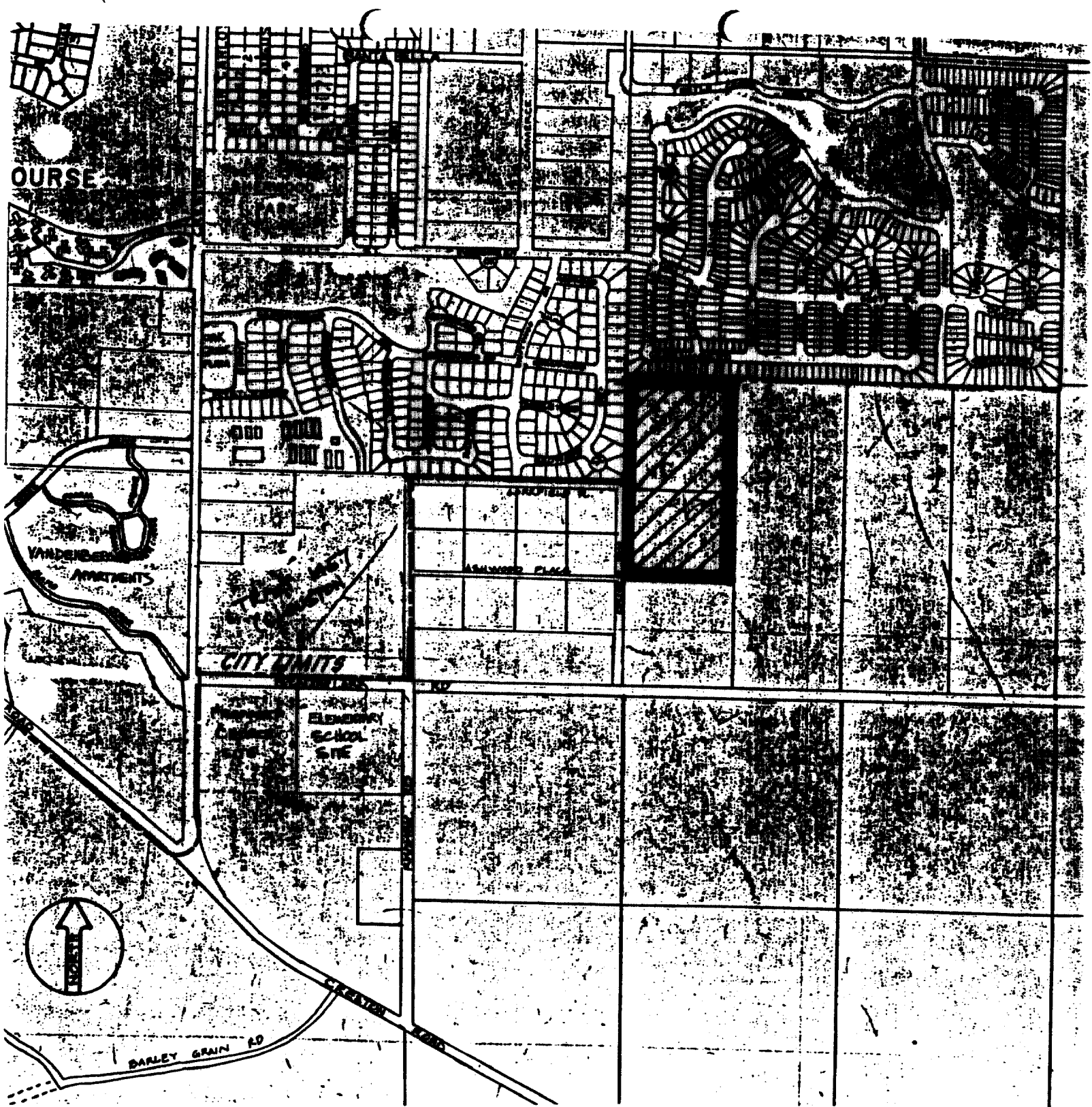
PROPOSAL


REDESIGNATE/REZONE
 WILMAR (APN 40-031-15)
 AND DURAND (APN
 40-081-24) PARCELS
 FROM RURAL RESIDENTIAL/
 R-1, B-4 TO HIGHWAY
 COMMERCIAL /C-2 PD

Exhibit A

GPA 87-01

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 REDESIGNATE FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL

GPA 87-01

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Exhibit B

ANNEX. NO. 60

(19 PM 44) 32.51 AC.
APN 20-251-11
HEN CLOUSTON
(2502 O.R. 60)

MEADOWLARK ROAD

FD. 5" REBAR CAPED REC 1994
APR 26-APR 90 (SV 52)

FD. 5" REBAR CAPED REC 1994
APR 26-APR 90 (SV 52)

ROAD
CRESTON

ANNEX. NO. 34

CHAROLAIS RD.
EXISTING CITY LIMITS

N 48° 00' 15" E 3.00'

PARCEL 1
1.21 AC.
APN 20-251-11
HEN CLOUSTON
(2502 O.R. 60)

EXISTING CITY LIMITS
PARCEL 1
(26-PM-50) 10.13 AC.
APN 20-201-50
W.M. SHANNON

PARCEL 9
(26-PM-50) 10.14 AC.
APN 20-201-50
W.M. SHANNON

REMAINDER
APN 20-251-11
(2502 O.R. 60)

FD. 5" REBAR CAPED REC 1994
APR 26-APR 90

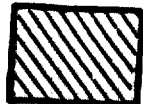
RHOMBIC
N 0° 15' 36" E

LOT 76

BARLEY GRAIN RD.
ROAD

TRACT # 600
(S MB 80)

FD. 5" REBAR CAPED REC 1994
APR 26-APR 90



AREA TO
BE DESIGNATED FOR
RURAL RESIDENTIAL
LAND USE

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Exhibit C

City of El Paso de Robles

EXHIBIT D

GENERAL PLAN AMENDMENT 87-01(F) AN AMENDMENT TO THE 1974 LAND USE ELEMENT ESTABLISHING THE SPECIFIC PLAN OVERLAY LAND USE DESIGNATION

SECTION I: Add Standard Number 10 on page 9 to read as follows:

"10. Specific Plans, as defined in California Government Code Section 65450 et seq., shall be utilized to plan the development of relatively large land areas whether properties within such areas are under single or multiple ownership.

The following areas need infrastructure and have significant land-use related issues which indicate that Specific Plans are an appropriate land use planning tool:

a. The area bounded by State Highway 46 on the north, Prospect Road on the east, Union Road on the south and North River Road on the west;

b. The area north of State Highway 46 to and beyond the City Limits, bounded by the Salinas River on the west;

c. The area in the vicinity of State Highway 46, Golden Hill Road, Union Road and Prospect Avenue;

d. The area east of Pioneer Road (New Golden Hill Road) to and beyond Airport Road, under the Chandler ownership;

e. The Paso Robles Municipal Airport and adjacent industrial land.

The precise boundaries of these Specific Plan areas are to be determined by the City Council following a review of land use, zoning and infrastructure patterns.

SECTION II: Amend the paragraph immediately following the heading entitled "COMBINING USE AREAS" on page 60 to read as follows:

"Certain 'combining use areas' are established in areas of the City where conditions such as topography, infrastructure needs and land use patterns indicate a need to utilize special land use planning tools in order to ensure the orderly growth and development of

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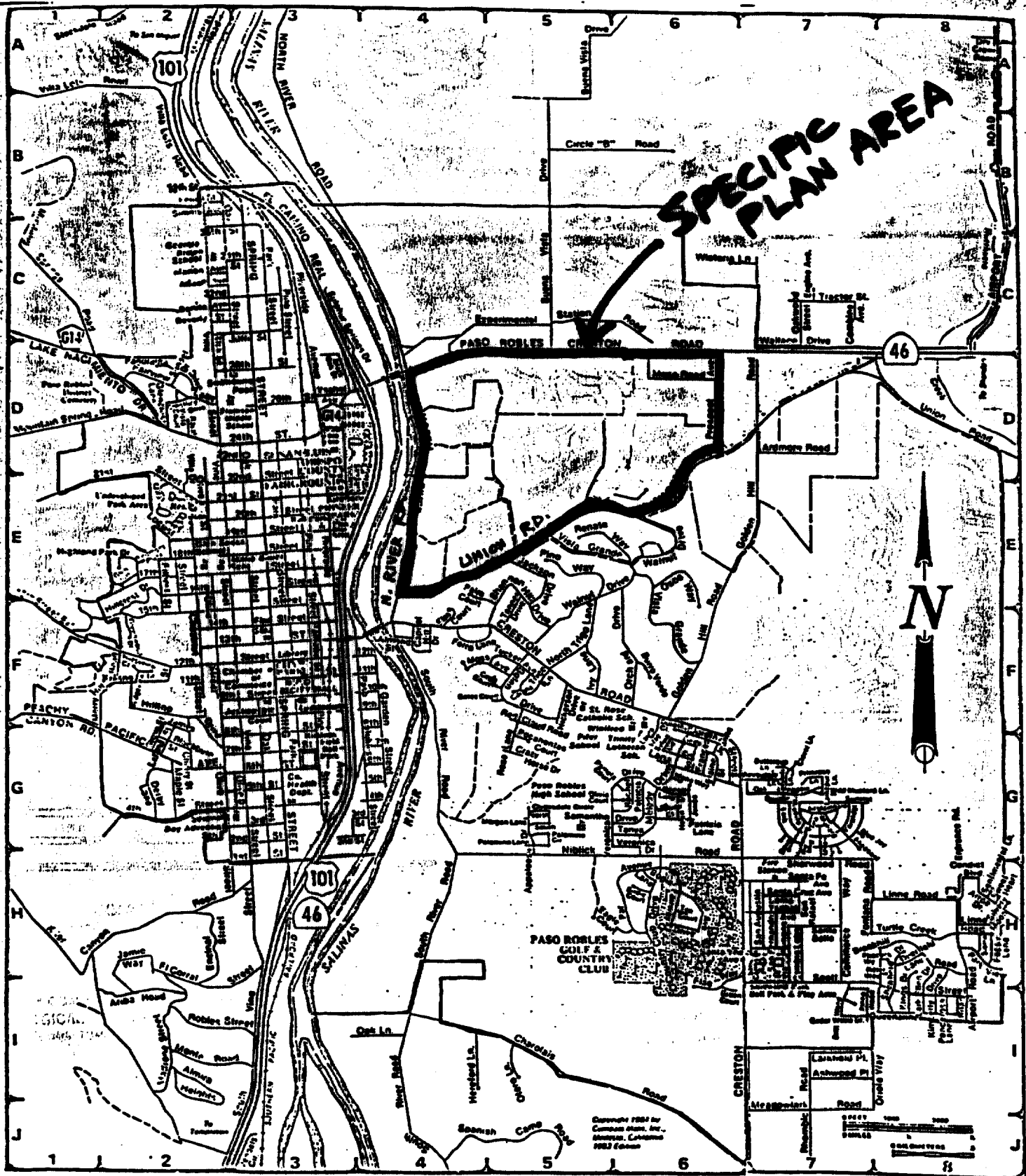
the City. Such planning tools may include: limitations of the range of types and intensity (density) of permitted and conditional uses within a land use designation; modification of the standard process for review of development applications; and modification of development standards. Combining use areas are described below:"

SECTION III: Add the following combining use area on page 61:

"Specific Plan Areas: Specific Plan areas may be established in combination with the basic land use designations where infrastructure needs, land use patterns or other significant land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code section 65450 et seq. prior to approval of a subdivision or development plan for any property located within a designated Specific Plan area. All Specific Plan areas shall be indicated on the Land Use Map following a General Plan Amendment approved in a manner consistent with Government Code section 65358.

Following the adoption of a Specific Plan, the owners of property within a Specific Plan area may be required to reimburse the City for their pro-rata share of the costs of preparing and administrating said plan in a manner prescribed by Government Code section 65456. Such reimbursement will be due prior to approval of a tentative subdivision (tract or parcel) map or development plan (for any use other than a single family residence) for their property."

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SPECIFIC PLAN AREA

PASO ROBLES

Exhibit E

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