

City of El Paso de Robles

RESOLUTION NO. 90-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AMENDMENT 90-01 TO THE LAND USE ELEMENT OF THE GENERAL PLAN

WHEREAS, the following applications to amend the Land Use Element were filed as components of General Plan Amendment 90-01:

A. GPA 90-01(A): Filed by Vernetta Tatum and Wayne Thomas, to establish Rural Residential Category for a 71 acre site which is proposed by the applicant for annexation to the City. The project site is located on the west side of Vine Street, north of Highway 46, southwest of the City limits.

B. GPA 90-01(B): Filed by Paul and Valerie Warnke, Chuck Crockett, and George and Diana Phillips to establish Low Density Residential Category for a 28 acre site which is proposed by the applicant for annexation to the City. The project site is located south of 12th Street, west of Merryhill Road.

C. GPA 90-01(C): Filed by Halferty Development Company, to recategorize a 12.6 acre site located on the northwest corner of Niblick and South River Roads from Industrial to General Retail, and to recategorize an 11 acre parcel on the southwest corner of Niblick Road and South River Road from General Retail to Industrial.

D. GPA 90-01(D): Filed by Tom Erskine, to establish Low Density Residential Category over all property in annexation 67 which is located between 12th and 17th Street at the western City boundary.

E. GPA 90-01(E): Filed by Pinky Schneidewind, to recategorize 13 separate parcels located north of Meadowlark Road between Oriole Way and Beechwood Drive from Rural Residential to Low Density Residential.

F. GPA 90-01(F): Filed by Bill Poe, to recategorize 25 acres of land located on the southeast corner of Meadowlark and Creston Roads from Rural Residential to Low Density Residential.

G. GPA 90-01(G): Filed by Jack Munari, to delete the Chandler Specific Plan Overlay Category for a 90 acre parcel located between Golden Hill and Pioneer Roads, north of the Williams Brothers Center.

H. GPA 90-01(H): Initiated by the City to establish an "Airport Specific Plan" Overlay Land Use Category over certain properties in and surrounding the Airport. (Please see the map in the attached analysis for a detailed illustration of the properties within the proposed "Airport Specific Plan" area.); and

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WHEREAS, on January 9, 1990, Bill Poe withdrew his application for component F; and

WHEREAS, at its meetings of January 9 and 16, 1990, the Planning Commission took the following actions:

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

b. Conducted a public hearing to obtain public testimony on the proposed General Plan Amendment;

c. Based on the information contained in the initial studies prepared for each component, unanimously found that:

(1) GPA 90-01(A) (Tatum, Thomas) could have significant adverse effects on the environment and required the preparation of an Environmental Impact Report prior to any consideration of this component prior to completion of the General Plan Update Program;

(2) There was no substantial evidence that the remaining components and their respective rezone applications would have significant adverse effects on the environment and approve a Negative Declaration for these applications;

d. Recommended that the City Council take the following actions:

(1) Deny GPA 90-01(A) (Tatum, Thomas) without prejudice until the General Plan Update Program has been completed (NOTE: This recommendation was unanimous);

(2) Adopt a resolution to approve component B (Warnke, Crockett, Phillips) (NOTE: This recommendation was unanimous, with two abstentions);

(3) Adopt a resolution to approve component C (Halferty) (NOTE: This recommendation was unanimous);

(4) Adopt a resolution to approve component D (Erskine) (NOTE: This recommendation was 4-1 with one abstention);

(5) Deny component E (Schneidewind) (NOTE: This recommendation was 4-1);

(6) Deny component F (Munari) (NOTE: This recommendation was 4-2); and

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(7) Adopt a resolution to approve component H (Airport Specific Plan Overlay) (NOTE: This recommendation was unanimous); and

WHEREAS, at its meeting of January 16, 1990, the City Council took the following actions:

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

b. Considered the recommendations of the Planning Commission;

c. Conducted a public hearing to obtain public testimony on the proposed General Plan Amendment;

d. Determined that components A (Tatum, Thomas), B (Warnke, Crockett, Phillips), D (Erskine), and G (Munari) should not be considered as part of General Plan Amendment 90-01 but may be resubmitted for consideration at a future date without payment of new City fees for processing applications for general plan amendments, rezones, and environmental review.

e. Determined that component E (Schneidewind) should not be considered as part of General Plan Amendment 90-01;

f. Based on the information contained in the initial studies prepared for components C (Halferty) and H (Airport Specific Plan Overlay), found that there was no substantial evidence that these components would have significant adverse effects on the environment and approved a Negative Declaration for these applications in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso De Robles, California, to adopt Amendment 90-01 to the Land Use Element consisting of components C and H as shown on the attached Exhibit "A" (Component C) and Exhibit "B" (Component H).

BE IT FURTHER RESOLVED, by the City Council of the City of El Paso de Robles, California, that approval of Component H (Airport Specific Plan) includes the following amendments to the Land Use Element policy that requires adoption of a Specific Plan prior approval of a subdivision or development plan within a Specific Plan Overlay Category (page 61 of the Land Use Element):

1. This policy shall not be applied to projects for which a subdivision map, parcel map, development plan, conditional use permit, or similar development application was filed with either the City or the County by January 9, 1990 or where existing City

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commitments to development within the Airport Specific Plan area have already been made.

2. Prior to the adoption of the Airport Specific Plan, the City Council may consider other exceptions to the above policy and the conditions under which exceptions may be granted.

PASSED AND ADOPTED THIS 16th day of January, 1990 by the following roll call vote:

AYES: Russell, Conway, Martin

NOES: None

ABSENT: Reneau


MAYOR STEVEN W. MARTIN

ATTEST:


JERRY BANKSTON, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in code of Civil Procedure Section 1094.6.

ED\GPA\90-01\RES

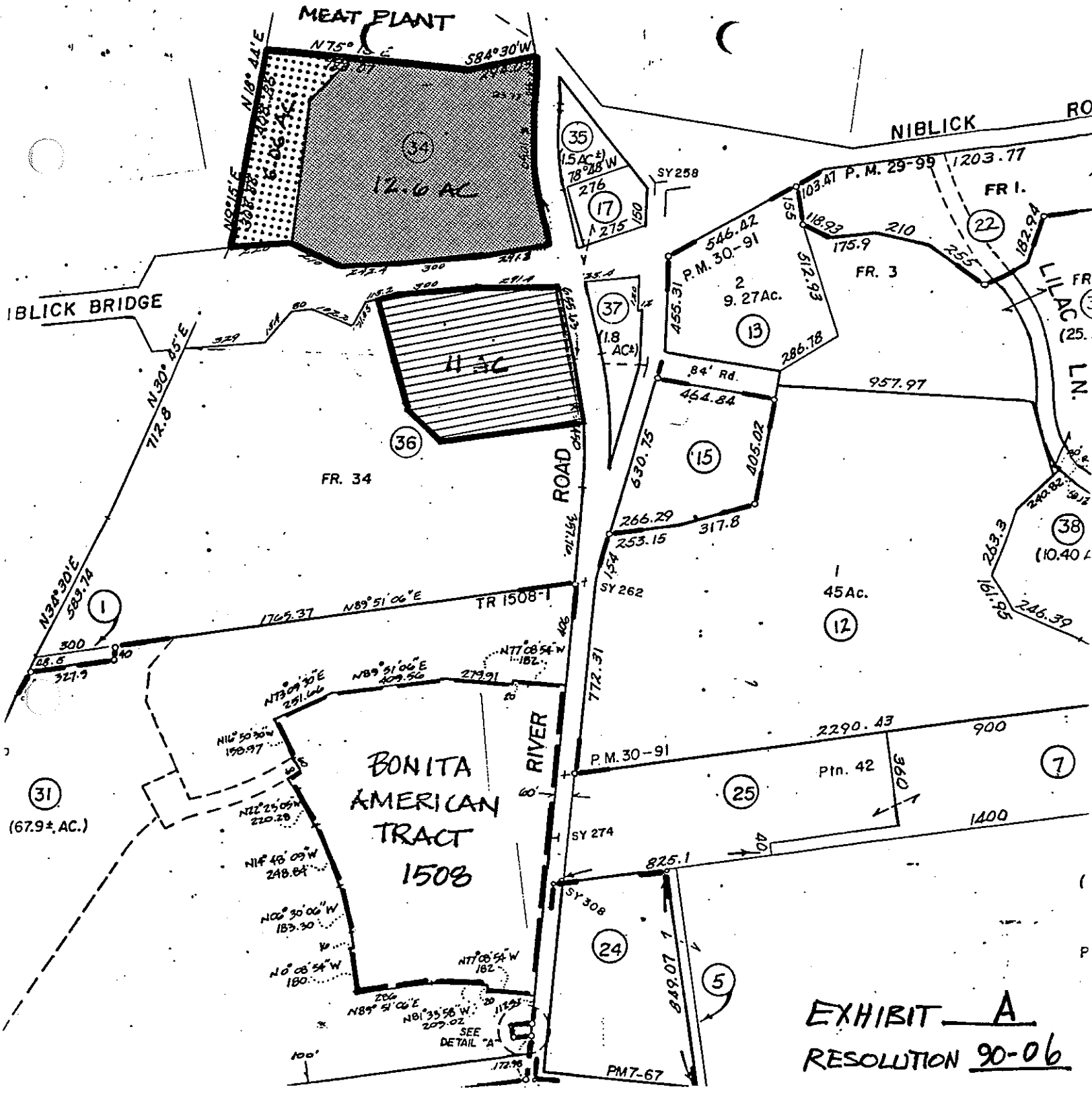





EXHIBIT A
RESOLUTION 90-06



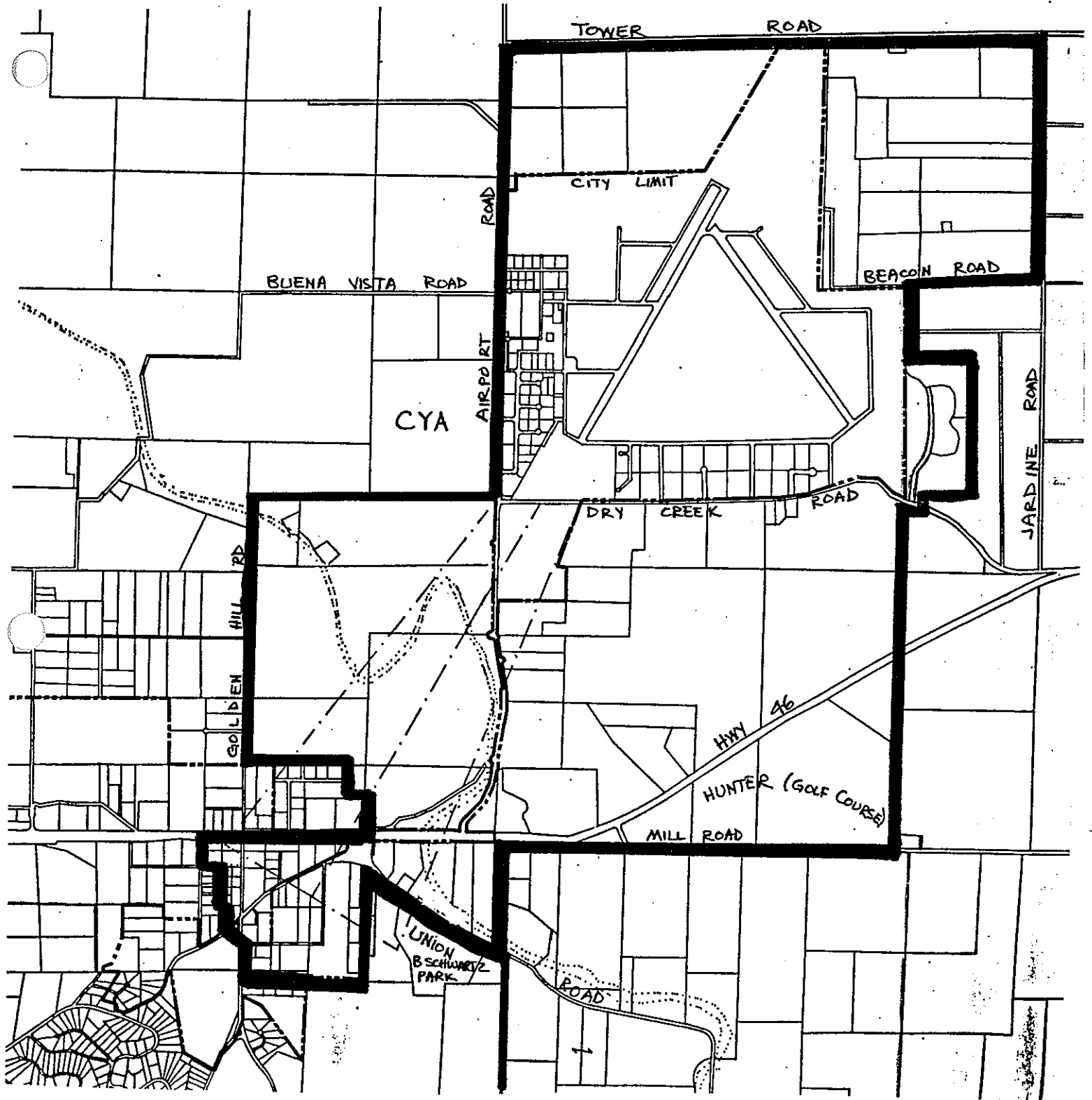
GPA 90-01(C)

-  REDESIGNATE FROM GENERAL RETAIL TO INDUSTRIAL
-  REDESIGNATE FROM INDUSTRIAL TO GENERAL RETAIL
-  REMAINS AS INDUSTRIAL WITH OPEN SPACE ZONING

REDESIGNATE FROM GENERAL RETAIL TO INDUSTRIAL

REDESIGNATE FROM INDUSTRIAL TO GENERAL RETAIL

REMAINS AS INDUSTRIAL WITH OPEN SPACE ZONING

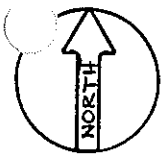


OVERLAY LAND USE DESIGNATION
AIRPORT SPECIFIC PLAN

GPA 90-01(H)

EXHIBIT "B"

RESOLUTION 90-06




STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO) ss.
CITY OF EL PASO DE ROBLES)

I, Jerry Bankston, City Clerk/Deputy-City-Clerk of
the City of El Paso de Robles, California, do hereby certify that
the foregoing Resolution No. 90-06 was duly and
regularly adopted, passed and approved by the City Council of the
City of El Paso de Robles, California, at a regular meeting
of said City Council held at the regular meeting place thereof, on
the 16th day of January, 19⁹⁰,
by the following vote:

AYES: Russell, Conway and Martin
NOES: None
ABSENT: Reneau
ABSTAINED: None

Dated this 16th day of January, 19⁹⁰



City Clerk and Ex-Officio Clerk of the
City Council, City of El Paso de Robles,
State of California