

RESOLUTION NO. 97-95
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING GENERAL PLAN AMENDMENT 97-03

WHEREAS, the following applications to amend the Land Use and Circulation Elements were filed as components General Plan Amendment 97-03:

A. GPA 97-03 (A): Filed by Tom Erskine and Bill Danley to amend the Land Use Map (Figure LU-1) to recategorize a 74 acre parcel, located on the east side of Golden Hill Road, approximately ¼ mile north of Highway 46 (East) from Agriculture (AG) to Business Park (BP); and

B. GPA 97-03 (B): Filed by Tom Erskine to amend the Land Use Map (Figure LU-1) to recategorize a 25.3 acre parcel located on the northwest corner of Creston Road and Beechwood Drive from Residential Single Family, 2 units per acre (RSF-2) to Residential Single Family (RSF, which allows up to 4 units per acre) and to amend the Circulation Master Plan Map of the Circulation Element (Figure CE-1) to delete that segment of Charolais Road, an arterial street, located east of its intersection with Creston Road; and

WHEREAS, in order to provide for a continuous and orderly pattern of land use, a 2.8 acre parcel located on the west side of Beechwood Drive, which is surrounded on three sides by the 25.3 acre parcel that is the subject of GPA 97-03(B) and which is also presently designated for RSF-2 land use, should be added to the area to be considered for redesignation to RSF; and

WHEREAS, at its meeting of June 10, 1997, the Planning Commission took the following actions:

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

b. Conducted public hearings 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 there was no substantial evidence that this application would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration for these applications;

d. Recommended that the City Council approve these applications; and

WHEREAS, at its meetings of June 17 and July 1, 1997, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this application;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on this application;
- d. Based on the information contained in the Initial Studies prepared for General Plan Amendment 97-03(A) and 97-03(B), the proposed mitigation measures, the mitigation contract signed by the applicant for General Plan Amendment 97-03(A), the staff report, and testimony received as a result of the public notice, the City based on its own independent and objective judgment found that all potentially significant effects of the project, on the environment can and will be avoided or mitigated to a level of insignificance by:
 1. Imposing the approved mitigation measures on future development; and
 2. Compliance with the Mitigation contract for General Plan Amendment 97-03(A) that allows for further, development specific, CEQA review;
- e. Based on the City's independent judgment, the City Council of the City of El Paso de Robles granted a Negative Declaration for General Plan Amendment 97-03 in accordance with the California Environmental Quality Act; and

Whereas, since specific concerns have been expressed regarding the adequacy of landscaped buffers and visual / noise attenuating separations between properties to the east, north, and west of the subject property, in conjunction with consideration of the Planned Development application that will precede development of the subject property, the Planning Commission is directed to give special consideration to the depth and height of landscaping screening and buffers areas. The Commission is further directed to consider appropriate conditions of approval that will insure that land uses on the subject property are not the source of significant adverse impacts on the use of adjacent and nearby properties; such considerations shall include but not be limited to precluding or adequately buffering noise, and the screening of roof-top equipment and outdoor storage as viewed from higher elevations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso De Robles, California, to amend the Land Use Element's Land Use Map (Figure LU-1) as shown on the attached Exhibits "A" (Component A) and "B" (Component B).

BE IT FURTHER RESOLVED, by the City Council of the City of El Paso De Robles, California, to amend the Circulation Element's Circulation Master Plan Map (Figure CE-1) as shown on the attached Exhibit "C".

PASSED AND ADOPTED THIS 1st day of July, 1997 by the following roll call vote:

AYES: Baron, Iversen, Macklin, and Swanson

NOES: Picanco

ABSENT: None

ABSTAIN: None


MAYOR DUANE J. PICANCO

ATTEST:


MADELYN PAASCH, CITY CLERK

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EXHIBIT A

General Plan Amendment 97003(A)

Applicants: Bill Danley and Tom Erskine

Assessor Parcel 025-421-018

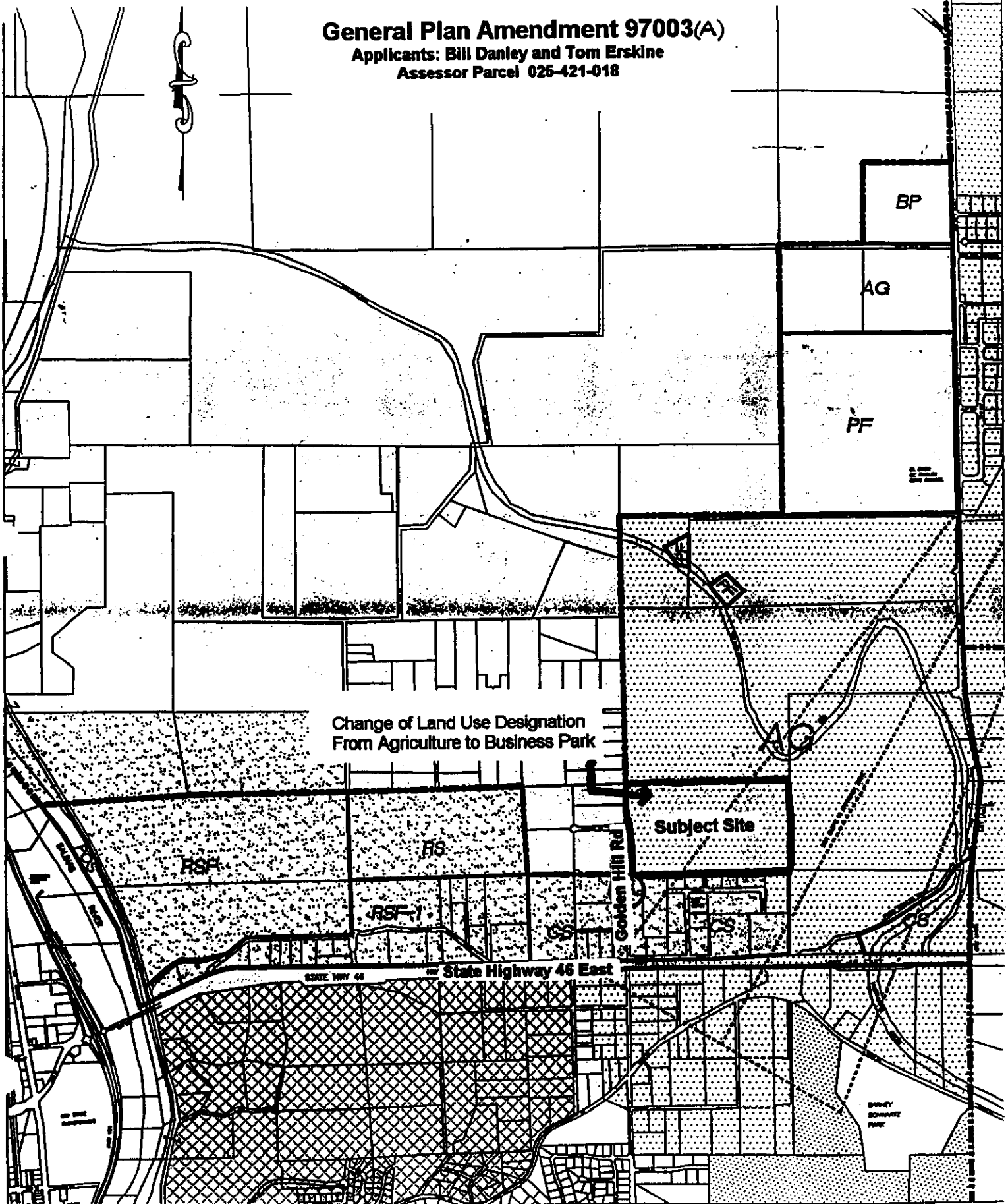


EXHIBIT B

General Plan Amendment 97003(B)

Applicant: Tom Erskine

Assessor Parcels: 09-751-053 & 054

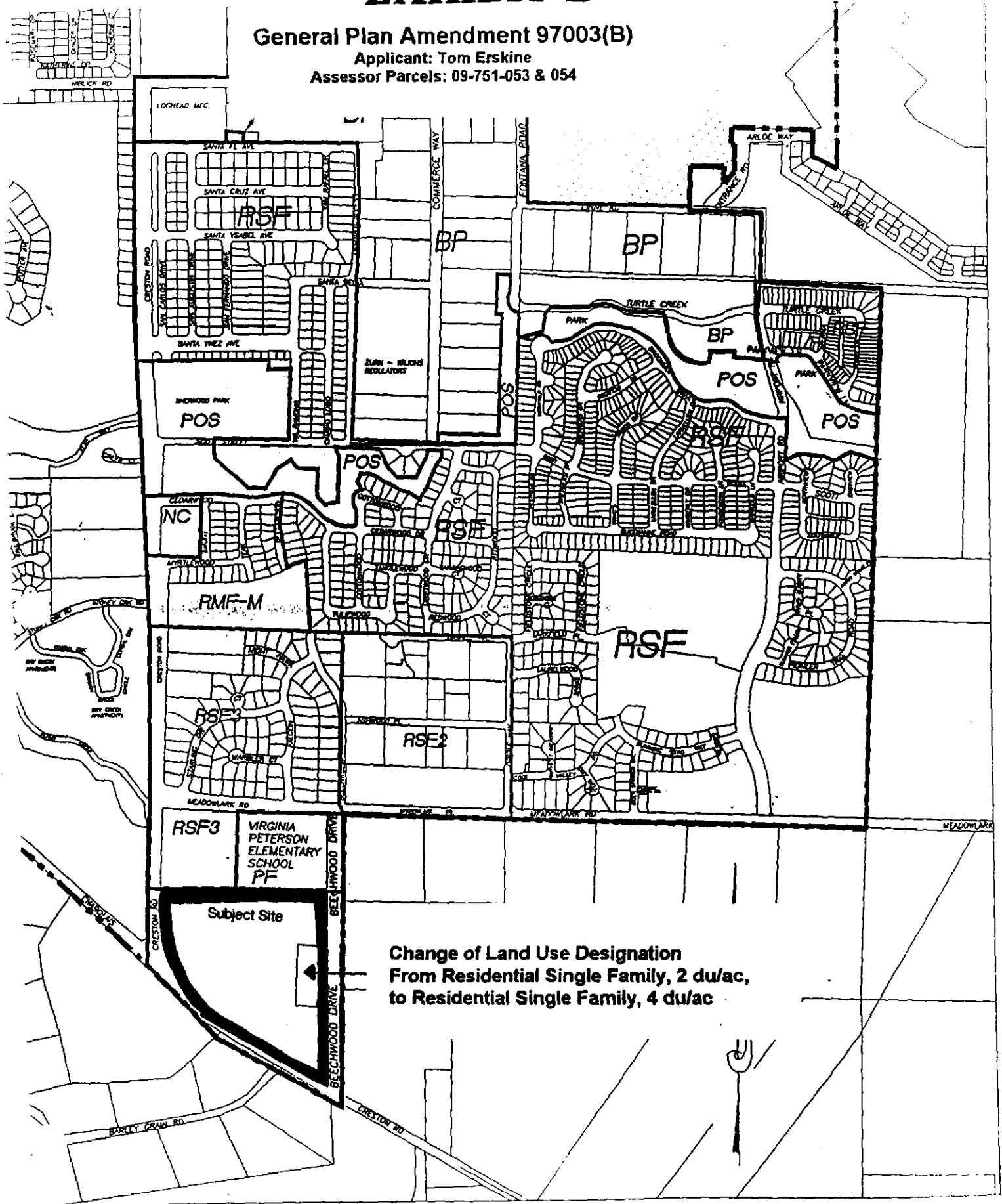


EXHIBIT C

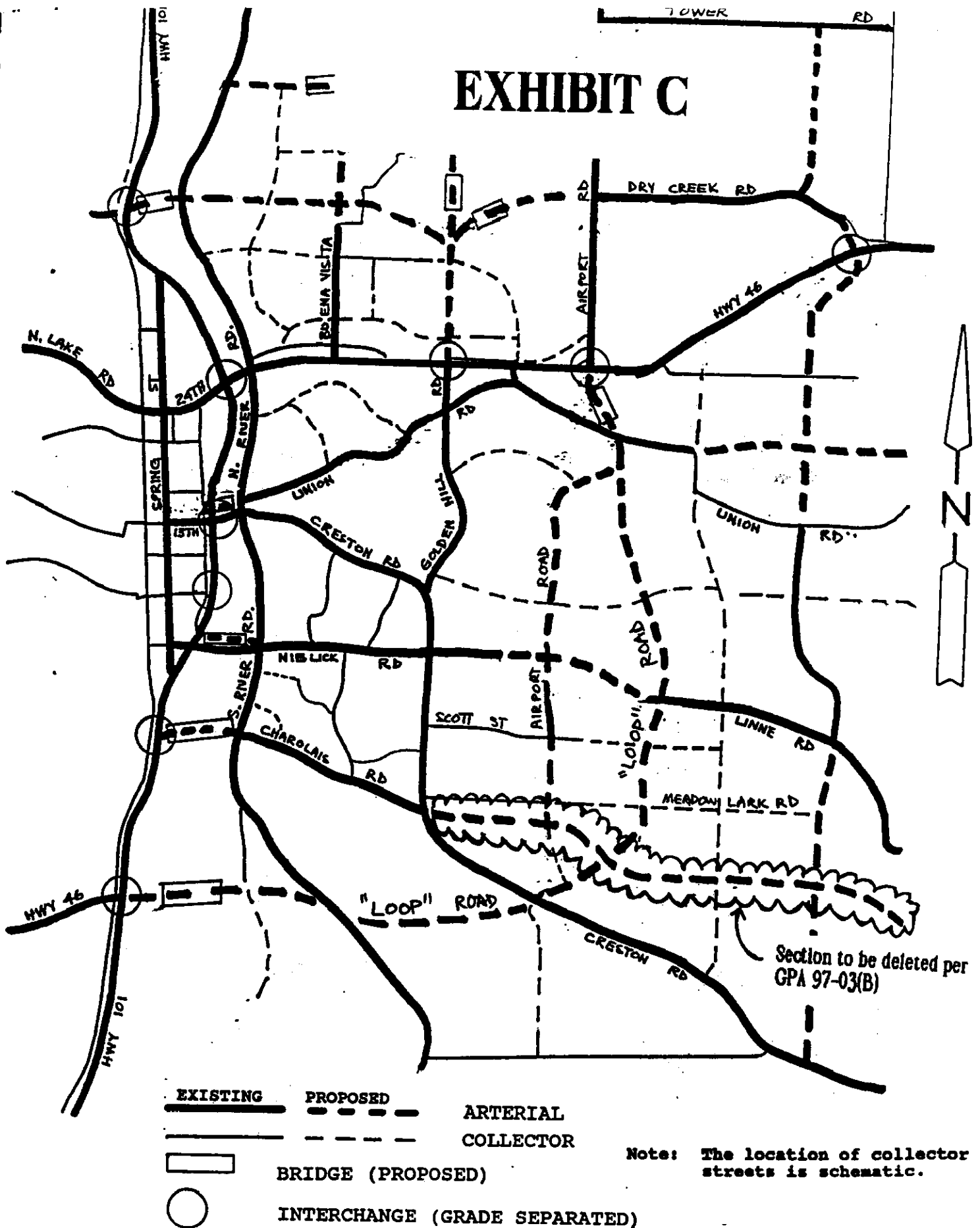


FIGURE CE-1: CIRCULATION MASTER PLAN