

DRAFT RESOLUTION B

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 15-003 RELATED TO ALDER CREEK APARTMENTS EXPANSION PROJECT AND ERSKINE INDUSTRIAL PARK PROJECT

WHEREAS, the following project applications requested amendments to the Land Use Element and constituted parts of General Plan Amendment 15-003:

Part A: Alder Creek Apartments Expansion

An amendment to the Land Use Diagram Map to re-designate approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS), as shown in Exhibit A, General Plan - Land Use Map Amendment. The applicant is New Heritage, LP/Joe Collins.

Part B: Erskine Industrial Park

An amendment to the Land Use Diagram Map to re-designate approximately 10.45 acres of land from Business Park, (BP) to Commercial Services (CS); approximately 4.5 acres of land from Residential-Agriculture/Planned Development; (RA/PD) to Commercial Services (CS); approximately 1.7 acres of land from Residential-Agriculture/Planned Development, (RA/PD) to Business Park (BP); and approximately 55.70 acres of land from Parks and Open Space (POS) to Business Park (BP), as shown in Exhibit B, General Plan - Land Use Map Amendment. The applicant is Tom Erskine/Ranch and Coast Properties, Inc.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Mitigated Negative Declarations were prepared for the projects proposed in connection with Part A and Part B of General Plan Amendment 15-003, and each Mitigated Negative Declaration was approved by resolution; and

WHEREAS, at its meeting of July 12, 2016, the Planning Commission conducted a public hearing on Part A and on Part B of the proposed General Plan Amendment, and considered the following actions with respect to each Part:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this General Plan Amendment;
- b. Conducted public hearing to obtain public testimony on the parts of this General Plan Amendment;

- c. Considered public testimony from all parties;
- d. Made a recommendation to the City Council to approve the proposed General Plan Amendment;
- e. Based on its independent judgment, found that there was no substantial evidence that either Part A or Part B of the General Plan Amendment would have significant adverse effects on the environment and approved both Mitigate Negative Declarations for this General Plan Amendment in accordance with CEQA.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of El Paso de Robles, California, to amend the General Plan Land Use Element Map diagram on page LU-6C in the manner shown on the attached Exhibit "A" (Part A), and Exhibit "B" (Part B).

PASSED AND ADOPTED by the Planning Commission of the City of El Paso de Robles this 12th day of July 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Bob Rollins, Chairman

ATTEST:

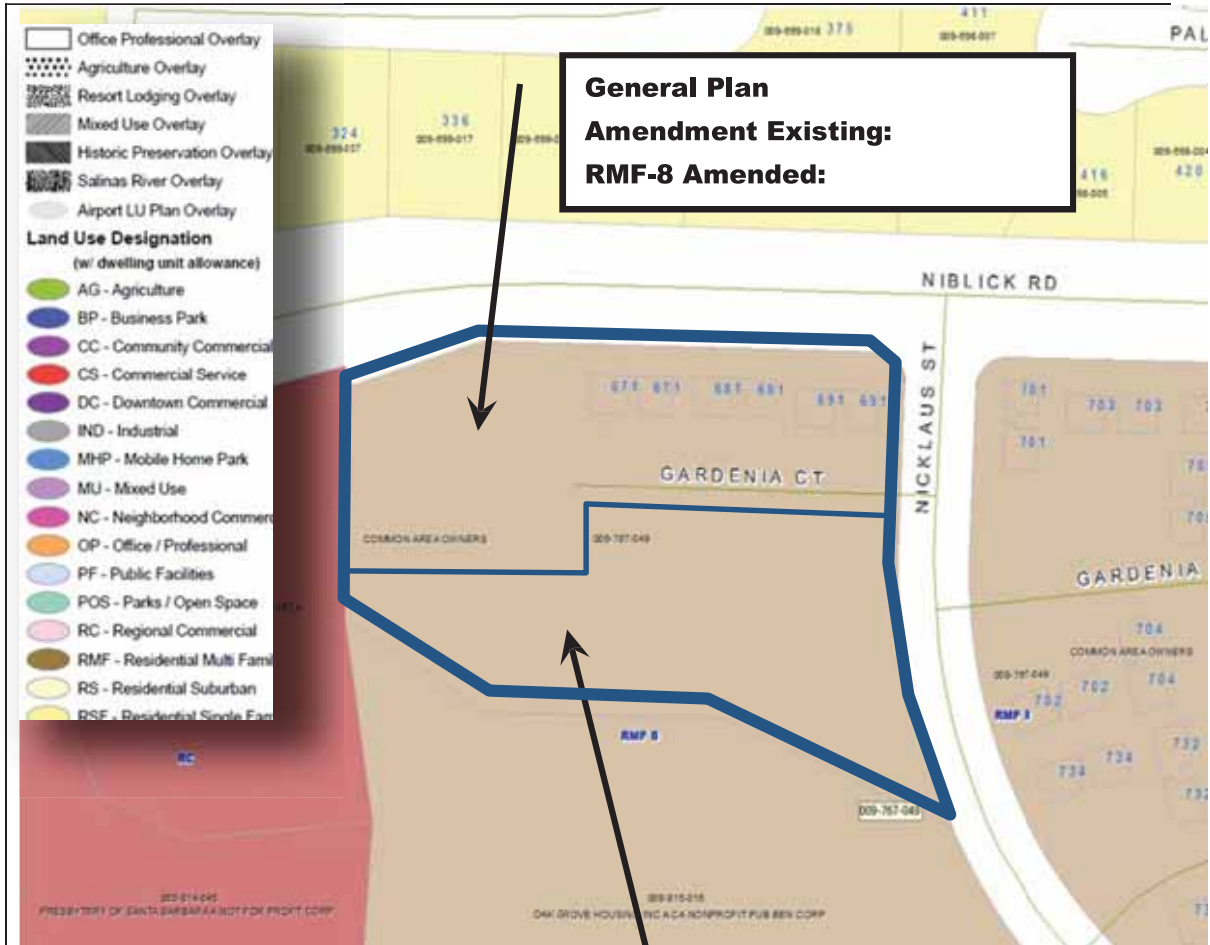
Warren Frace, Planning Commission Secretary

Exhibit A – Part A, General Plan Land Use Diagram Amendment

Exhibit B – PartB, General Plan Land Use Diagram Amendment

Exhibit A

Exhibit A - General Plan - Land Use Map Amendment



**General Plan
Amendment Existing:
RMF-8 Amended:**

**General Plan
Amendment Existing:
RMF-8 Amended:**

Exhibit B

Exhibit B - General Plan - Land Use Map Amendment

