

RESOLUTION NO.: 01-054

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
REPORTING ON CONSISTENCY WITH THE GENERAL PLAN
AND PROPOSED PROPERTY PURCHASE
(4TH AND PINE STREET PROPERTY)

WHEREAS, the San Luis Obispo County Office of Education is considering purchase of City-owned property located at the northwest corner of 4th and Pine Streets; and

WHEREAS, Section 65402 of the Government Code (Planning and Zoning Laws) provides that the Planning Commission must be requested to report on whether or not a proposed purchase of property would be in conflict with the City's General Plan; and

WHEREAS, Section 21151.2 of the Public Resources Code also calls for the Planning Commission to provide a report and recommendation regarding the proposed use of the subject site; and

WHEREAS, the subject property is shown in the City's General Plan as "Community Commercial"; and

WHEREAS, the current Zoning is Planned Manufacturing Planned Development (PM-PD); and

WHEREAS, Public Schools are permitted land uses in all of the City's Zone categories; and

WHEREAS, the subject property has historically been utilized for a series of public and quasi-public land uses; and

WHEREAS, the proposed land use as a Community School would result in redevelopment of the subject property, and it is anticipated that sale of the property from the City of Paso Robles would be conditioned upon the project being processed and conditioned to be developed in the same manner as the property would develop for private business purposes; and

WHEREAS, it is anticipated that suitable development of the subject property should help encourage private investment on vacant and under-utilized properties located to the south and west of the subject property; and

WHEREAS, on July 10, 2001 the Planning Commission considered the subject property in relation to the City's General Plan and the proposed purchase for use as a Community School; and

WHEREAS, based on evaluation of the proposed use of the property, and considering the City's Zoning Code and that the property has historically been utilized for both public and quasi-public land uses, and considering the prospect that an appropriate re-use of the subject property could help encourage new land uses on the vacant and under-utilized properties to the south and west, the purchase of the property by the San Luis Obispo Office of Education for construction of a

Community School would seem an appropriate use of the property and not appear to be in conflict with the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does hereby report that purchase of the subject property by the San Luis Obispo County Office of Education would, in the judgment of the Planning Commission, not be in conflict with the City's General Plan and would be a reasonable use of the subject property, based on an anticipated condition of sale that plans for the property's development would be subject to the City's development review process and the Planning Commission's ability to condition the design and development plans in the same manner as a private development project.

PASSED AND ADOPTED THIS 10th day of July, 2001 by the following Roll Call Vote:

AYES: CALLOWAY, JOHNSON, McCARTHY, NICKLAS, STEINBECK, TACONA,
WARNKE

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN RON JOHNSON

ATTEST:

ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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