

RESOLUTION NO.: 07-075

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
DENYING THIS REQUEST FOR
GENERAL PLAN AMENDMENT 06-003 AND REZONE 06-005
FOR PROPERTY LOCATED AT THE NORTH END OF GOLDEN HILL ROAD
(APNs 025-431-037, 038 AND 039), APPLICANT – PASO 160, LLC

WHEREAS, the applicant has requested the Planning Commission consider an amendment to the General Plan Land Use Map and an amendment to the Zoning Map of the subject property to redesignate and rezone this property from Agricultural/Airport Overlay to Parks and Open Space/Airport Overlay; and

WHEREAS, the City of El Paso de Robles adopted a General Plan Update in 2003 which includes establishment of land use designations for property in the City, and goals, policies, and action items to implement the City’s overall community vision; and

WHEREAS, the purpose of the 2003 General Plan, Agricultural land use category is:

- To allow and protect the operation of agricultural uses;
- To provide open space;
- To provide a viable land use in areas impacted by airport operations.

WHEREAS, at its meeting of August 28, 2007, the Planning Commission considered the subject amendment requests and determination that the requested change in land use would not be compatible with surrounding land uses and would be inconsistent with the City’s 2003 General Plan Update and 2006 Economic Strategy, as follows:

General Plan Policies:

- POLICY LU- 2E: “Purple Belt”(Open Space/Conservation Areas Around the City). Create a distinct “Purple Belt” surrounding the City by taking actions to retain the rural, open space, and agricultural areas.
- GOAL C-3: Biological Resources. As feasible, preserve native vegetation and protected wildlife, habitat areas, and vegetation, through avoidance, impact mitigation, and habitat enhancement.
- GOAL OS-1: Preserve/expand the amount and quality of open space in and around Paso Robles.

Action Item 4. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design.

Action Item 10: Implement strategies that help preserve or protect agriculture, including:

Establishment of agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development as a condition of approval of discretionary development applications.

Economic Strategy Principles:

1. Support agriculture as a viable industry and visitor attraction by featuring it as the distinguishing community environment.
2. Promote the City as a center of high value agriculture and industry.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, California, does hereby recommend denial of General Plan Amendment 06-003 and Rezone 06-005 to the City Council.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 28th day of August, 2007 by the following vote:

AYES: Commissioners – Johnson, Flynn, Withers, and Peterson

NOES: Commissioners – Steinbeck and Chair Holstine

ABSTAIN: Commissioner - Treach

ABSENT: None

Margaret Holstine, Chairman

ATTEST:

Ron Whisenand, Planning Commission Secretary