

RESOLUTION NO: 15-027

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN
AMENDMENT TO THE ZONING MAP ESTABLISHED BY REFERENCE
IN SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)
(REZONE 15-003 – TRI-WEST DEVELOPMENT, INC.)

WHEREAS, an application has been filed by North Coast Engineering, on behalf of Tri-West Development, Inc., requesting to amend Section 21.12.020 (Zoning Map) to add Planned Development Overlay Zoning over the existing R1B3 zoning for the property located at 2025 Union Road (APN 025-403-032); and

WHEREAS, the rezone request is in conjunction with the submittal of Vesting Tentative Parcel Map PR 15-0058 and Planned Development PD 15-006, requesting to subdivide the 1.94 acre site into four parcels for the development of single family residential homes; and

WHEREAS, by adding PD Overlay zoning, the applicants are requesting that the City Council allow flexibility in lot size, lot width, and building setbacks associated with the subdivision of the property; and

WHEREAS, Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study and Negative Declaration (ND) was prepared and circulated for public review and comment; and

WHEREAS, the circulation period for the Negative Declaration is October 16, 2015 to November 4, 2015, the information contained in the Initial Study prepared for this project, concludes that there is no substantial evidence that this project would have significant adverse effects on the environment and recommends that the City Council approve the Negative Declaration; and

WHEREAS, at a meeting held on October 27, 2015, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve the Negative Declaration;
- d. Recommended that the City Council approve the proposed ordinance; and

NOW, THEREFORE, the Planning Commission of the City of El Paso de Robles recommends as follows:

SECTION 1: Findings: that the Planning Commission recommends approval of Rezone 15-003, subject to the following findings:

- a. The modifications to the 1.94 acre parcel as a result of PD Overlay zoning, which would include reduced lot size, lot width, and building setbacks, associated with the subdivision of parcel, would be compatible with the character of the area, and would facilitate reinvestment in underutilized property.

SECTION 2: Amendments. The Zoning Map shall be amended consistent with Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 27th day of October 2015 by the following vote:

AYES: Rollins, Barth, Cooper, Burgett, Donaldson, Vanderlip

NOES: None

ABSENT: Brennan

ABSTAIN: None

ATTEST:



Warren Frace, Planning Commission Secretary

Vince Vanderlip, Chairman

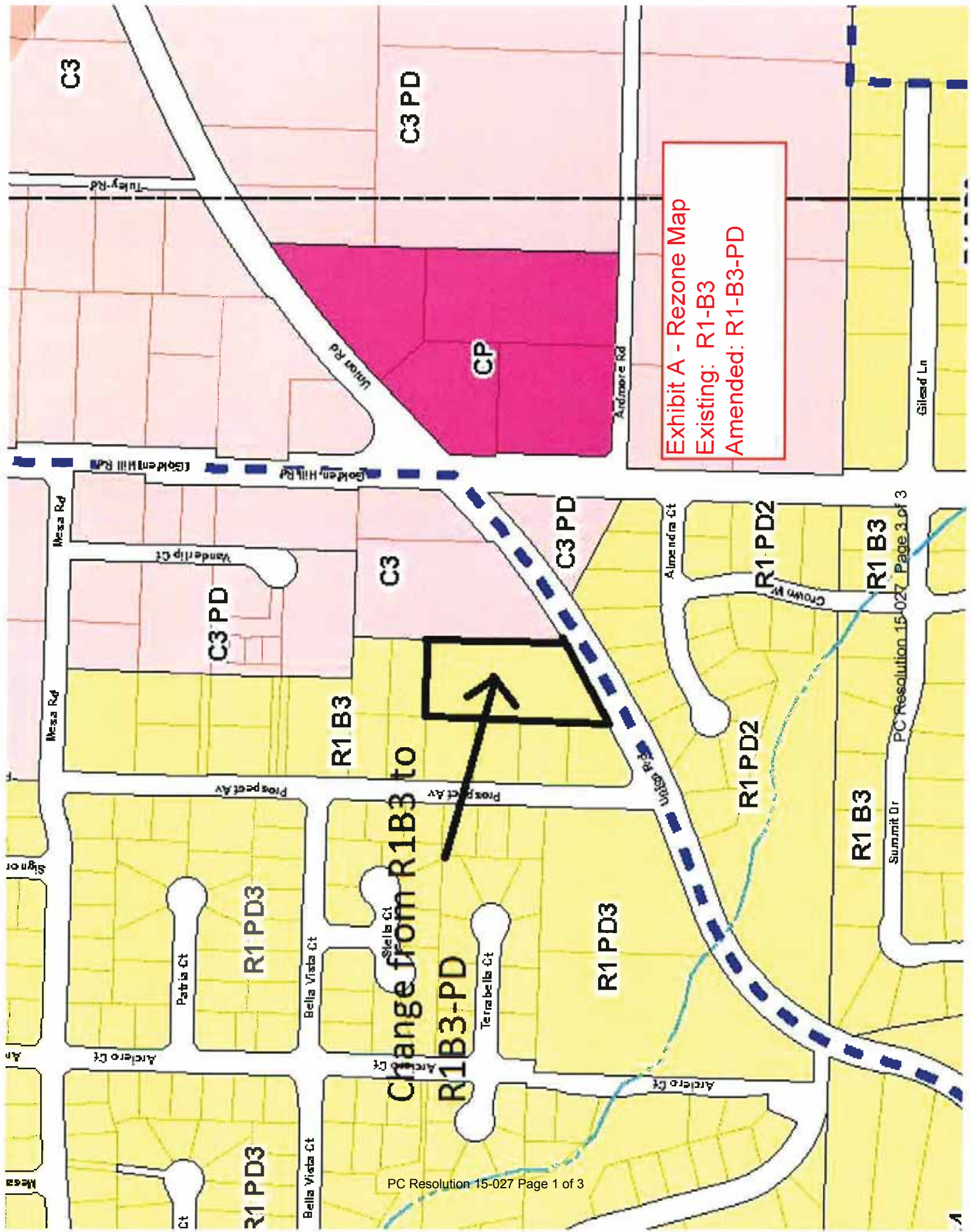


Exhibit A - Rezone Map
Existing: R1-B3
Amended: R1-B3-PD

Change from R1B3 to

R1B3-PD