

RESOLUTION 16-028
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF GENERAL PLAN AMENDMENT 13-002
APPLICANT – WES WILLHOIT/ESTRELLA ASSOCIATES
RIVER OAKS II EXPANSION - APN: 025-390-009

WHEREAS, Wes Willhoit, on behalf of Estrella Associates (the “Applicant”), has filed an application for General Plan Amendment 13-002 (“GPA 13-002”) requesting an amendment to the Land Use Element to revise the designation of approximately 85 acres of land located north of the existing River Oaks residential neighborhood development, east of the Salinas River, west of Buena Vista Drive, APN: 025-390-009, from Agriculture (AG) to Residential Single Family (RSF-4), as shown in Exhibit A, General Plan - Land Use Map Amendment; and

WHEREAS, GPA 13-002 would allow development of 271 residential lots and any expansion not otherwise defined in the Design Manual, of the existing spa development or the amphitheater will require approval of a Conditional Use Permit by the Planning Commission.

WHEREAS, GPA 13-002 also requests consideration of an amendment to the Circulation Element to eliminate a planned 2-lane (Dry Creek Road) street extension from the north end of Buena Vista Drive through the project site connecting to North River Road, as shown in Exhibit B, General Plan – Circulation Element Diagram; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared to describe the effects of the General Plan Amendment; and

WHEREAS, the Planning Commission has recommended that the City Council adopt the Mitigated Negative Declaration as well as the Mitigation Monitoring and Reporting Program; and

WHEREAS, at its meeting of May 24, 2016, the Planning Commission conducted a public hearing on the proposed Project;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

Section 1. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, the Planning Commission finds as follows regarding the amendments to the Land Use Element:

- a. GPA-002 is consistent with General Plan Land Use Element, as amended by General Plan Amendment (GPA) 12-002, which incorporated a 5% vacancy rate and an average population per

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household ratio of 2.66, that collectively raised the number of dwelling units that could be built within the 44,000 population threshold by 594 units, and this project would be allocated 240 additional units identified by GPA 12-002.

- b. GPA 1-002 will be consistent, in part, with the General Plan Land Use Element, and will specifically support the intent of LU-1, by providing opportunities to live, work and play, by providing opportunities for new housing and recreational facilities.
- c. GPA 13-002 will be consistent, in part, with the General Plan Housing Element, by providing housing for moderate and above-moderate income levels.
- d. GPA 13-002 will provide an appropriate transition of land uses between single-family residential development to agricultural land uses north of the project site.
- e. GPA 13-002 will provide for orderly growth and development, including extension of streets and utilities necessary to serve the project.
- f. GPA 13-002 will be consistent with the General Plan Circulation Element (as proposed to be amended), by providing a connected street network, multi-purpose pathways, bike lanes, and transit stops, and by improving street intersections at North River Road/River Oaks Drive and Buena Vista Drive/Dallons Drive, to improve pedestrian and vehicle safety, and by improving the northerly extension of Buena Vista Drive.
- g. GPA 13-002 will be consistent with the General Plan, Parks and Recreation Element by dedicating property (18-acres) within the Salinas River corridor for public open space and recreation purposes.
- h. General Plan Amendment 13-002 will be consistent with City policies regarding the efficient use of water resources through use of water efficient fixtures and climate-appropriate landscaping. As identified in the Water Supply Evaluation (WSE) for this project, the City has sufficient water resources available from the City's existing and planned water sources including groundwater, river water, the Nacimiento Lake Project, and future recycled water resources. The also WSE demonstrates that the City has adequate potable water supply to provide a reliable long-term water supply for the project under normal and drought conditions through build-out of the City under the existing General Plan build-out scenario.

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, the Planning Commission finds as follows regarding the amendments to the Circulation Element:

- a. As referenced in the traffic study prepared for this project elimination of the extension of Dry Creek Road from the north end of Buena Vista Drive through the project site connecting to North River Road will not result in negative traffic impacts, such as increased traffic congestion, delay, or safety impacts in the northeast area of the City.

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- b. Extension of Dry Creek Road noted in (a) above would not be cost-effective use of resources, or efficient use of land.

Section 3. Based on all of the above, the Planning Commission of the City of El Paso de Robles, California, finds that GPA 13-002 is compatible with the surrounding land uses in the vicinity and would provide for orderly growth and development, and does hereby recommend approval of General Plan Amendment 13-002, as shown in Exhibits A and B, attached hereto and incorporated herein by reference, to the City Council.

PASSED AND ADOPTED by the Planning Commission of the City of Paso Robles this 24th day of May 2016 by the following vote:

AYES: Commissioners Donaldson, Barth, Rollins, Davis, Agredano and Burgett

NOES:

ABSTAIN: Commissioner Brennan

ABSENT:



Bob Rollins, Chairman

ATTEST:

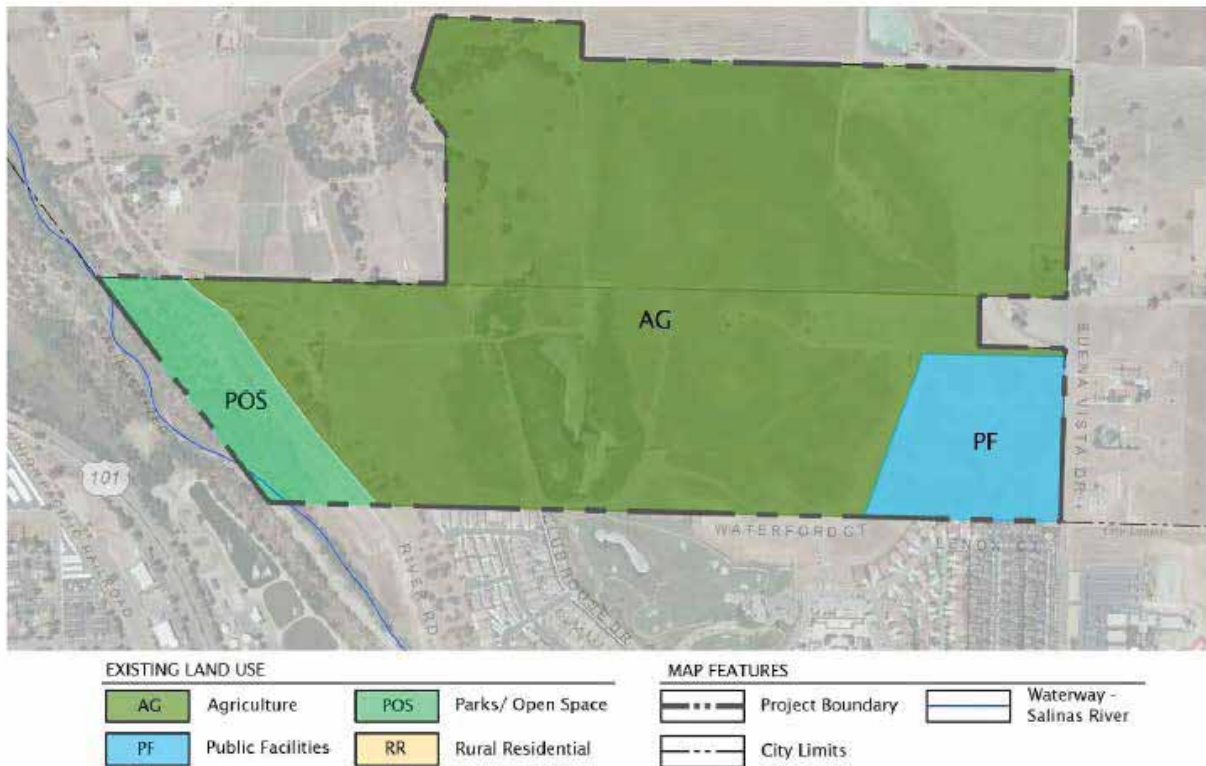


Warren Frace, Planning Commission Secretary

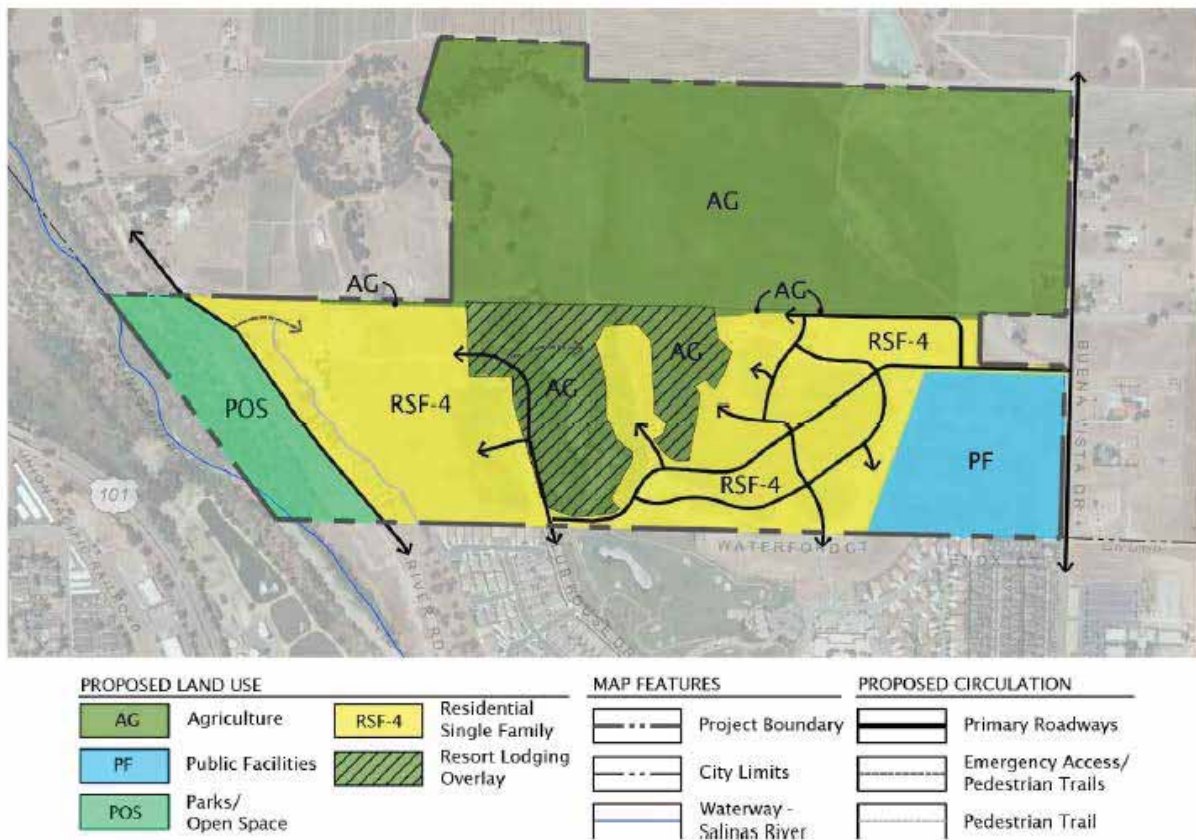
Exhibit A – General Plan Land Use Diagram Amendment

Exhibit B – General Plan Circulation Diagram Amendment

Exhibit A - General Plan - Land Use Map Amendment



City of Paso Robles General Plan - Existing Land Use



City of Paso Robles General Plan - Proposed Land Use

Exhibit B - General Plan – Circulation Element Diagram

