

RESOLUTION NO. 16-030

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING THAT THE CITY COUNCIL APPROVE
REZONE 13-001, APPLICANT – WES WILLHOIT/ESTRELLA ASSOCIATES
RIVER OAKS II EXPANSION - APN: 025-390-009**

WHEREAS, Wes Willhoit, on behalf of Estrella Associates (“Applicant”), in connection with the proposed development of a project known as River Oaks II Expansion (the “Project”), has filed a request for consideration of Rezone 13-001, to rezone property located north of the existing River Oaks residential neighborhood development, east of the Salinas River, west of Buena Vista Drive, APN: 025-390-009; and

WHEREAS, Rezone 13-001 would rezone property currently zoned Agricultural to: Residential Single Family (R-1) - 85 acres, Parks and Open Space (POS) - 18 acres, and add a Resort Lodging Overlay (R/L) on approximately 26 acres, as shown in Exhibit A – Zoning Map Amendment; and

WHEREAS, the rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 13-002) and a Borkey Area Specific Plan Amendment (SPA 13-001); and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve the Mitigated Negative Declaration prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and recommended the City Council approve GPA 13-002 and SPA 13-001;

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

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the Planning Commission hereby makes following findings regarding Rezone 13-001:

- a. The rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 13-002).
- b. The rezone is necessary to provide consistency with Specific Plan Amendment 13-001.
- c. Rezone 13-001 would provide for orderly development within the City.

Section 3. Based on all of the foregoing, the Planning Commission of the City of El Paso de Robles recommends that the City Council of the City of El Paso de Robles approve Rezone 13-001 and adopt an ordinance to amend Section 21.12.020 of the Municipal Code (Zoning Map) as shown on the Exhibit A., attached hereto and incorporated herein by reference.

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:

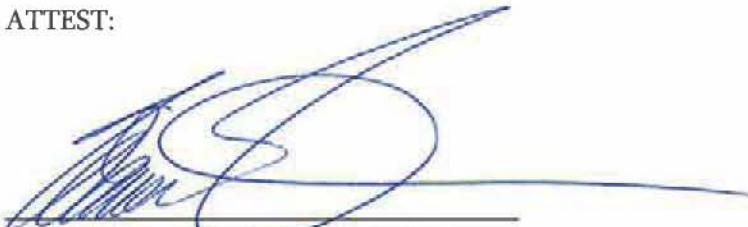
ABSTAIN: Commissioner Brennan

ABSENT:



Bob Rollins, Chairman

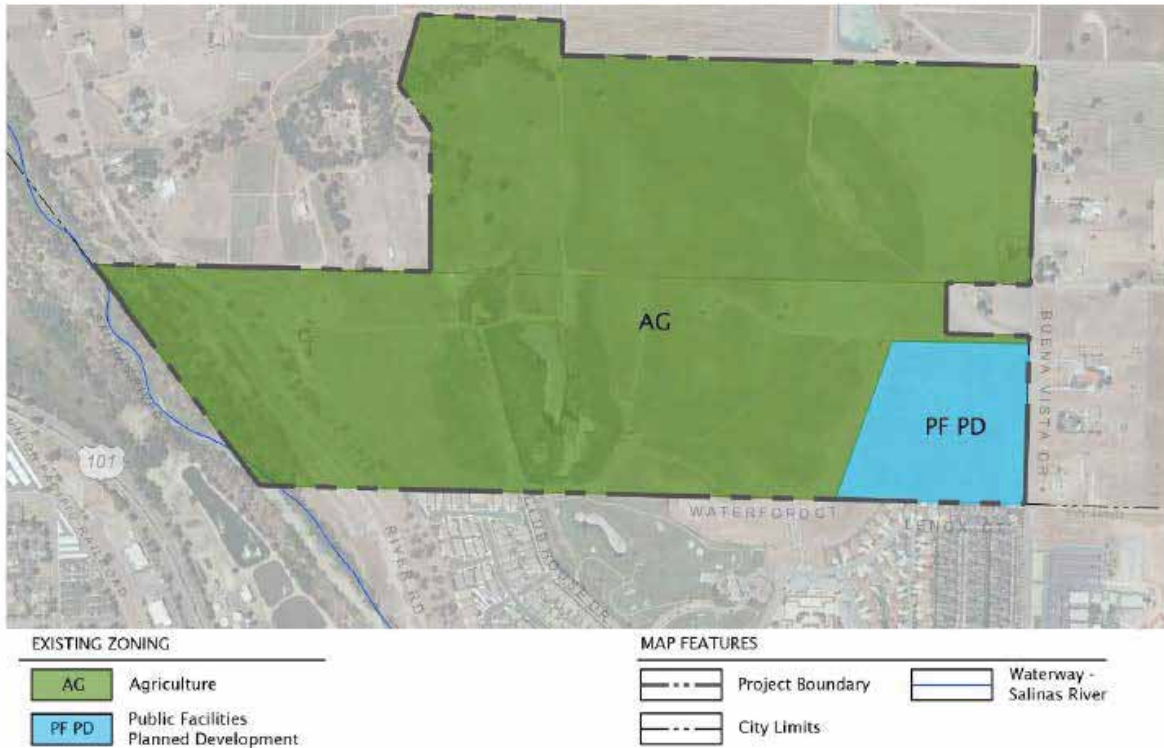
ATTEST:



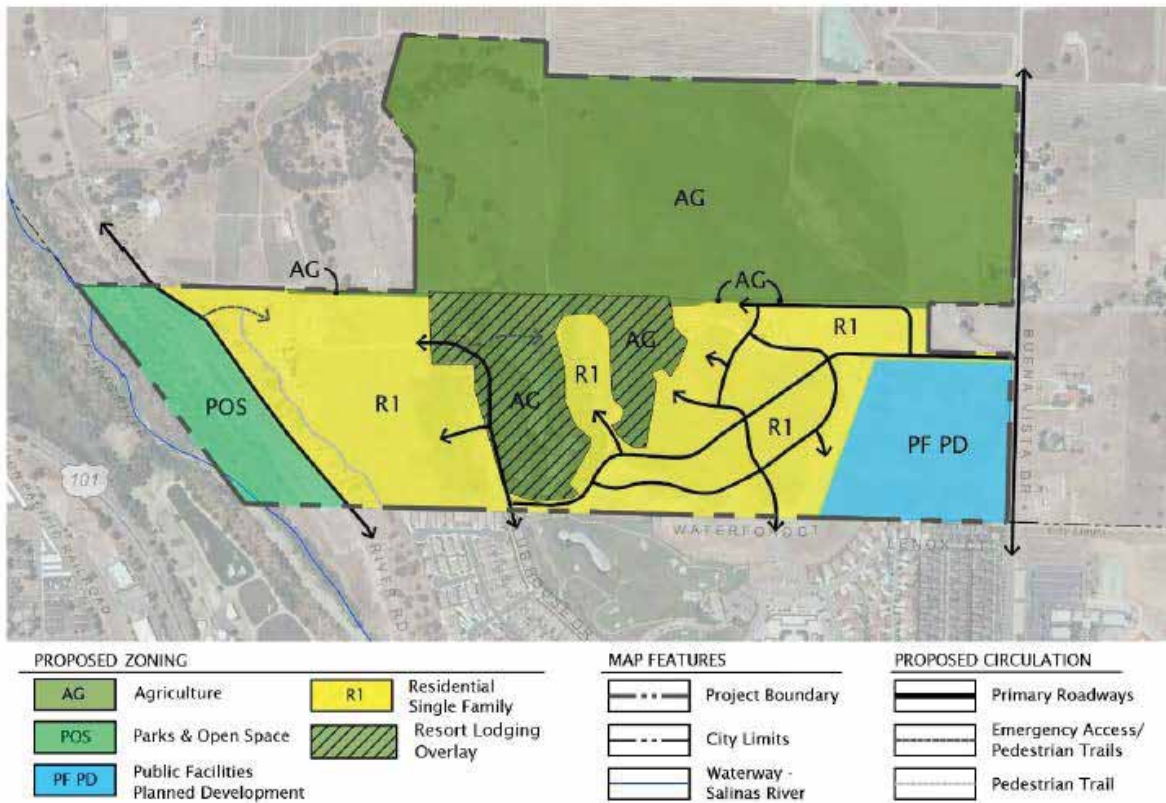
Warren Frace, Planning Commission Secretary

Exhibit A – Zoning Map Amendment

Exhibit A – Zoning Map Amendment



City of Paso Robles Zoning – Existing Subarea A Zoning



City of Paso Robles Zoning – Proposed Subarea A Zoning