

RESOLUTION NO. 16-035

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF REZONE 15-002
APPLICANT –NEW HERITAGE LP/JOE COLLINS
ALDER CREEK APARTMENTS EXPANSION - APN: 009-767-049**

WHEREAS, New Heritage, LP/Joe Collins ("Applicant"), in connection with the proposed Alder Creek Apartments expansion (the "Project"), has filed a request for consideration of Rezone 15-002, to rezone property currently zoned Residential Multi-Family (R3-10) on approximately 1.50 acres of land to R-5, and to rezone approximately 0.9 acres of land from R3-10 to Open Space (OS), 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 15-003); and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), and the City's Guidelines to Implement CEQA, 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 15-003.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of El Paso de 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, including all written and oral testimony, the Planning Commission hereby makes following findings regarding Rezone 15-002:

- a. The rezone is necessary to provide zoning map consistency with a concurrent request for a General Plan Land Use Element Diagram Amendment (GPA 15-003).
- b. 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 15-002 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 El Paso de Robles this 12th day of July 2016 by the following vote:

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

NOES:

ABSTAIN: Commissioner Brennan

ABSENT:



Bob Rollins, Chairman

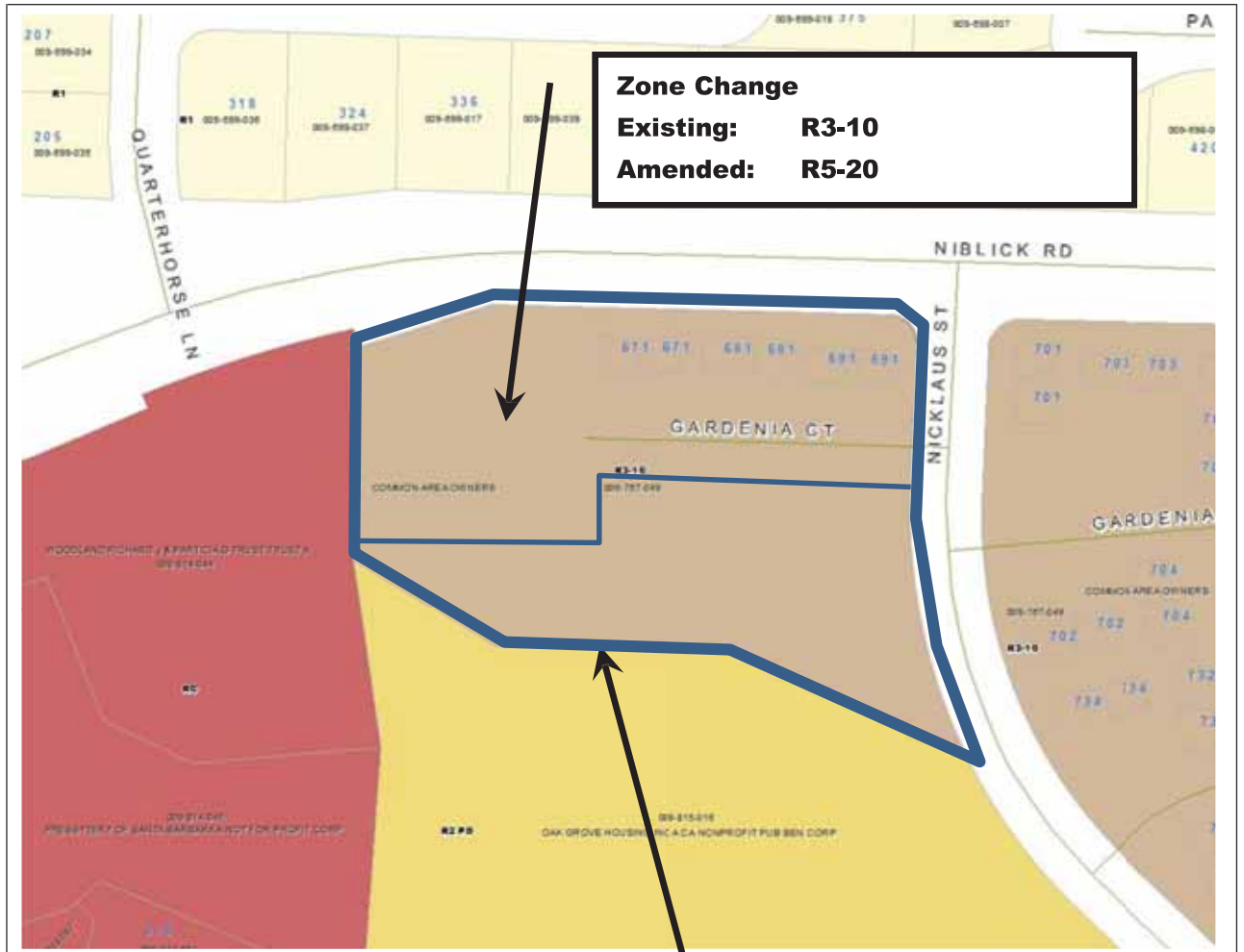
ATTEST:



Warren Frace, Planning Commission Secretary

Exhibit A – Zoning Map Amendment

Exhibit A – Zone Change 15-002



Zone Change

Existing: R3-10

Amended: R5-20

Zone Change

Existing: RMF-8

Amended: OS