

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Code Amendment 14-004: Zoning Code Clean Up Amendments
DATE: July 1, 2014

Needs: For the City Council to consider adopting an ordinance to make three “clean up” amendments to the Zoning Code.

- Facts:
1. The Zoning Code is proposed to be amended to address the following issues:
 - a. Eliminate a requirement that applicants for single family and multi-family subdivisions prepare and submit a “subdivision layout plan, which shall illustrate how many standard lots, conforming to the applicable base zoning and subdivision standards, could be fit on the site”. Such plans were informally but commonly referred to as “ghost maps”.
 - b. Eliminate special regulations for development of new condominium, cooperative, cluster, townhouses and similar developments and for conversions of existing apartments into such developments contained in Section 21.21.020. These regulations conflict with regulations for single and multi-family residential contained in Chapters 21.16E and 21.16I.
 - c. Amend Section 21.21.060 and delete Section 21.21.070 to combine and update regulations for full and self-service gasoline sales and to incorporate regulations for compressed natural gas sales; and
 2. The Planning Commission considered the proposed amendments on June 10, 2014 and unanimously recommended Council approval of the amendments as proposed.
 3. The proposed amendments to the Zoning Ordinance collectively would not have a significant effect on the environment and, therefore, are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the State’s Guidelines to Implement CEQA).

Analysis and

Conclusion: Each topic is analyzed individually (below) and is provided with a suggested approach on how to address the issue and amend the code.

1. Ghost Maps

Subsection (a)(5) of Section 21.16E.040 requires submittal of a “ghost map” along with any proposal for use of Planned Development (PD) overlay zoning to modify base zoning regulations. In the past, PD overlay zoning was used to provide smaller lots in return for dedication of common open space. The purpose of a ghost map was to demonstrate that a proposal would not add any more dwelling units than the base zoning would allow.

However, the Single Family Residential Regulations in Chapter 21.16E were updated in 1999 via Ordinance 771 N.S. to adopt density factors to eliminate the need for ghost maps. Multi-

Family Residential Regulations in Chapter 21.16I were updated in 1995 via Ordinance 690 N.S. and again in 2005 via Ordinance 900 N.S. to establish density factors and to incorporate the flexibility of modifying development standards provided by the PD Overlay Zone. Therefore, “ghost maps” were no longer necessary, but Section 21.16A.040 was never amended to eliminate subsection (a)(5).

2. Condominium, Cooperative, Cluster, Townhouse, and Similar Developments

Section 21.21.020 was adopted in 1977 via Ordinance 405 N.S. However, since the early 1980s, this section has not been applied to the handful of new condominium or townhouse developments that have since been approved; the multi-family regulations in Chapter 21.16I were used instead. The essential difference in zoning regulations between those in Section 21.21.020 and Chapter 21.16I are in amounts of open space. Section 21.21.020 requires 400 - 600 sq ft of open space per unit (400 for two story buildings; 600 for one-story buildings); Chapter 21.16E requires 375 square feet of open space per unit regardless of numbers of stories. Neither Section 21.21.020 nor Chapter 21.16I apply in the Uptown/Town Centre Specific Plan.

Inasmuch as the open space regulations conflict, and since Section 21.21.020 has not been used, it would appear to be prudent to repeal Section 21.21.020.

3. Regulations for Gas Service Stations

The Zoning Code presently has two sections regulating automotive fuel sales: 21.21.060, which regulates self-service sales, and 21.21.070, which regulates full-service sales. There is a lot of overlap in regulations for these two types. The regulations for full-service sales were written when almost all fuel sale facilities were full-service and included auto repair as an accessory use. There are presently 21 fuel sale facilities in the City that sell gasoline and diesel fuel; all of them offer self-service; only one (Mobil at 14th and Spring) offers auto service. Attached is an inventory of existing automotive fuel sales facilities listing the number of stations (positions at which individual vehicles can be fueled) and other facts.

The existing regulations for both types of fuel sales facilities reference pumps, but were likely prepared when a fuel dispenser had one hose and could service one vehicle at a time. Contemporary dispensers offer two hoses to serve two vehicles at a time. The updated ordinance proposes the term “station” to indicate positions for vehicles. Some automotive fuel facilities have two fuel dispensers in a single fueling location (i.e., two stations), e.g., one for gasoline, one for diesel. Both Sections 21.21.060 and 21.21.070 prescribe minimum site areas per pump. It is interesting to note that full-service facilities require 2,500 sq ft of site per pump and self-service facilities only require 1,200 sq ft per pump. The attached inventory of facilities shows the site area per station. There does not appear to be any compelling reason to retain such a regulation. It appears to be prudent, however, to maintain minimum distance from dispensing islands to adjacent street rights-of-way.

In 2013, the Planning Commission approved a conditional use permit for the first compressed natural gas station in the City. In reviewing this application, the Commission found that compressed natural gas is a new source of fuel and one that is expected to have a demonstrably smaller market than petroleum sales. With that, the Commission only required installation of a single unisex public restroom, rather than the two restrooms per service station required for gasoline sales facilities by Sections 21.21.060 and 21.21.070. The proposed code amendment

would allow compressed natural gas service stations to provide a single, unisex public restroom in lieu of two public restrooms.

Reference: Zoning Ordinance Sections 21.21.060 and 21.21.070

Fiscal

Impact: None.

Options: After opening the public hearing and taking public testimony, that the City Council take one of the actions listed below:

- a. Introduce for first reading Ordinance No. 14-XXX Amending Several Zoning Code Regulations, and set July 15, 2014 as the date for adoption of said Ordinance.
- b. Amend, modify, or reject the foregoing option.

Attachments:

1. Draft Ordinance
2. Section 21.21.020
3. Inventory of Automotive Fuel Sales Facilities
4. Public Hearing Notice

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE TO
MODIFY CHAPTERS 21.16A AND 21.21 OF THE ZONING CODE
(CODE AMENDMENT 14-004)

WHEREAS, the City of El Paso de Robles Zoning Code (Title 21 of the Municipal Code) is amended from time to time to clarify language, correct errors and respond to changing circumstances; and

WHEREAS, the following “clean-up” amendments are proposed to update various sections of the code:

1. Delete Subsection(a)(5) of Section 21.16A.040, which calls for preparation and submittal of a “subdivision layout plan, which shall illustrate how many standard lots, conforming to the applicable base zoning and subdivision standards, could be fit on the site”; the need for such a subdivision plan (formerly and informally referred to as a “ghost map”) was eliminated with updates to Chapter 21.16E, Single Family Residential Regulations via Ordinance 771 N.S. in 1999 and to Chapter and 21.16I, Multi-Family Residential Regulations via Ordinance 690 N.S, in 1995 and Ordinance 900 N.S, in 2005;
2. Repeal Section 21.21.020, as adopted by Ordinance 405 N.S. in 1977, which prescribes regulations for development of new condominium, cooperative, cluster, townhouses and similar developments and for conversions of existing apartments into such developments; said regulations conflict with the more-recently adopted regulations in Chapters 21.16E and 21.16I for single family and multi-family residential, respectively;
3. Amend Section 21.21.060 and delete Section 21.21.070 to combine and update regulations for full and self-service gasoline sales and to incorporate regulations for compressed natural gas sales; and

WHEREAS, in the collective proposed amendments to the Zoning Code would not have a significant effect on the environment and, therefore, are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the State’s Guidelines to Implement CEQA; and

WHEREAS, at its meeting on June 10, 2014, the Planning Commission conducted a public hearing on the proposed Code Amendment and took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting on July 1, 2014 the City Council conducted a public hearing on the proposed Code Amendment and took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;

- b. Considered the recommendation of the Planning Commission regarding this ordinance amendment and concurred with the Planning Commission's recommendation.
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance amendment;

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, hereby finds as follows:

- 1. The above stated facts of this ordinance amendment are true and correct.
- 2. This ordinance amendment is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 21.16A.040, Development Plan Applications is hereby amended to delete Subsection (a)(5) and renumber all successive subsections so that this section reads as follows:

21.16A.040 Development plan applications.

Application for a planned development can be made in two ways; either as a complete planned development application, or as a conceptual plan in conjunction with a subdivision application:

- (1) ~~a.~~ A planned development application alone requires all design details and application form to be provided at the time of application filing;
- (2) ~~b.~~ An application linked to a subdivision application can provide the applicant flexibility in the application review process by allowing the planning commission to review the planned development as a conceptual project before the details of the project design are submitted as part of the subdivision application.

Both the conceptual and final reviews shall be noticed public hearings.

In the case of a conceptual planned development linked to a subdivision, no entitlements are provided unless sufficient information is provided to complete environmental studies in accordance with the requirements of the California Environmental Quality Act (CEQA). As additional information on the project is provided through the final planned development process, planning commission action may negate the previous approval of the preliminary/conceptual development plan.

Application for a planned development or a conceptual planned development linked to a subdivision shall be made in accordance with the city's Development Handbook, applications, and procedures set forth in this section:

- a. One-step Planned Development Application.
 - (1) An application for a planned development may be made by the record owner(s) of the property affected or the authorized agent of the owner(s), with the community development department. The application shall state fully the reasons the planned development is being sought, and shall state specifically any requests

to deviate from requirements of the base zone district. The application shall be accompanied by plans which are clear and which allow for detailed review pursuant to this section;

- (2) At the time of filing the application the applicant shall pay a processing fee in an amount specified by city council resolution;
- (3) If the applicant contemplates the construction of a planned development in phases, the application shall state and shall include a proposed phasing schedule;
- (4) If the applicant proposes to convert existing structures as part of the planned development, the plans shall reflect the existing buildings and show all proposed changes and additions;
- (5) ~~Applications for planned developments on properties designated or zoned for single-family development or multifamily residential shall be accompanied by a subdivision layout plan which shall illustrate how many standard lots, conforming to the applicable base zoning and subdivision standards, could be fit on the site. The design of this subdivision layout plan shall comply with all applicable city regulations without use of the planning development process. This subdivision layout plan will be utilized to determine the theoretical maximum development.~~

~~The applicant shall also submit maps, diagrams and plans which show the proposed planned development and how it will result in superior residential or commercial/industrial development, consistent with the purpose and intent of this chapter. The applicant shall explicitly state, describe and depict what exceptions from city regulations are being requested and demonstrate what amenities and features are being offered in exchange for the requested flexibility in development standards. The overall project density on the proposed planned development cannot exceed the density which would be permissible under the design which met all associated city standards.~~

- ~~(5)~~ (6) Applications for planned developments seeking to increase the allowable building heights beyond the existing limitations prescribed by the zoning ordinance shall be accompanied by:
 - (a) A shadow diagram for the hours of nine a.m., noon, and three p.m. on December twenty-first to determine where shadows will be cast; and
 - (b) Schematic drawings or other graphic exhibits illustrating how the project will be seen from nearby roads and other public vantage points.

b. Planned Development Linked to a Subdivision Request. An application which is linked to a subdivision request may be filed in two parts:

- (1) Conceptual planned development form, and
- (2) Final planned development in conjunction with a subdivision application.

The final planned development application may be filed separately or concurrently with an accompanying subdivision application. In a two-part planned development application, the final planned development application may be made after tentative map approval, but must be approved prior to recording the final map.

For a conceptual planned development application that is linked to a subdivision proposal, the statement of justification for use of the planned development process provided for a one-step planned development application is also required. However, the conceptual review focuses on schematic site and building design, including preliminary grading, and does not need to provide the details of final grading, landscaping, irrigation, and facade details that are needed for the final review. The conceptual development plan shall be accurately prepared to scale and contain sufficient information to describe the scope and intensity of the project, and have detail adequate to determine the applicant's intent and/or impacts resulting from a specific design proposal.

Conceptual planned developments provide the applicant with no vested rights to proceed, and upon further examination of additional details, information and environmental review, the planning commission may determine to rescind or modify prior preliminary conceptual approval.

SECTION 2: Section 21.21.020 of the Zoning Ordinance is hereby repealed.

SECTION 3. Section 21.21.060, is hereby amended to read as follows:

21.21.060 Automotive Fuel Sales

- A. Definition. “Automotive Fuel Self-service petroleum Sales” means any use either alone or in combination with other uses in which gasoline, ~~or~~ diesel fuel, compressed natural gas, or other fuels for motor vehicles are sold to the public on a retail or wholesale basis in a manner requiring the customer to provide a portion of the labor involved in dispensing the fuel.

- B. Combining Uses. Automotive fuel Self-service petroleum sales may be permitted as the primary use of a site or may be combined with other retail or service commercial uses such as mini-marts or auto repair. ~~When combined with other uses, the site shall be developed under the provisions of Section 21.20.090.~~

- C. ~~Accessory Uses. Accessory uses shall be limited to the retail sale of packaged petroleum products, cleaning and polishing agents, distilled water, minor automobile accessories, and food, beverages, and tobacco products normally sold in dispensing machines.~~

- CD. Location and Access. Automotive fuel Self-service petroleum sales shall be located on property having direct access to a major arterial street or to a ~~collector~~ street functioning as a frontage road and preferably on a corner lot ~~at the intersection of an arterial street or a collector street functioning as a frontage road and another arterial or collector street.~~ Access to the site shall be provided by at least two driveways.

~~E. Minimum Lot Size. The minimum lot size shall be one thousand two hundred square feet for each pump.~~

~~DF. Landscaping and Screening. The Planning Commission may require construction of a site shall be screened with a six-foot high decorative masonry wall along interior boundaries of the site where it deems it necessary to provide a durable and aesthetically-pleasing screen wall adjacent to existing or planned land uses of a more-sensitive nature (e.g. residential, restaurants, hotels, or other visitor-serving commercial) against all residential zones and shall be screened from an abutting commercial zone if the adjacent use is incompatible with the service station. Street Not less than fifty percent of the street frontages between driveways shall be landscaped with planters that are at least five feet deep exclusive of curbs (raised or flat) that define or contain planter areas.~~

~~EG. Sight Distance on Corners. In order to preserve the sight distance advantage at corners of the station, as part of their review of development or site plans, the Planning Commission or Development Review Committee may designate areas in which signs, objects, or sight-obscuring plant materials will not be permitted. that area defined by a straight line drawn between curb cuts shall be landscaped with low-profile, low-maintenance plants. Signs and/or light standards may be permitted within this area, but the bottom of any sign or light fixture shall be not lower than ten feet. No sandwich boards or other portable signs may be placed in this area.~~

~~FH. Distance Between Curb Cuts. A distance of at least twenty-four feet shall be provided between curb cuts on the same street. The curb cuts shall be a distance of not less than twenty-five feet from the terminus of the curve radius of the intersecting street curbs.~~

~~GI. Miscellaneous Standards.~~

- ~~1. Fuel dispenser Pump islands located parallel to the street shall observe a fifteen twelve-foot setback from the public right-of-way. Fuel dispenser Pump islands located perpendicular to the street shall observe a twenty-five-foot setback from the public right-of-way.~~
- ~~2. Automotive fuel sales sites shall be designed so that no delivery tanker shall be allowed to park on public right-of-way during fuel gasoline delivery, nor shall any hose be permitted on the public right-of-way.~~
- ~~3. Outdoor displays shall be located so as not to obstruct visibility for vehicles autos leaving or entering the station. No outdoor displays may be located in required parking or driveway areas.~~
- ~~4. At least two public restrooms shall be maintained for customers. For compressed natural gas sales sites, a single unisex public restroom may be maintained.~~
- ~~5. The station shall provide at least one public drinking fountain readily available to customers and preferably located near the front entrance to the sales office or cashier's area.~~
- ~~6. All trash shall be stored either indoors or within a fenced enclosure in the rear half (or in the case of corner sites, rear quarter) of the site.~~

7. The station shall provide compressed air and radiator water on site at each pump island.

8. Parking spaces shall be provided as require by Chapter 21.22 for accessory uses (e.g. auto repair or mini-marts). If there are no accessory uses on-site, two parking spaces shall be provided for employees and/or patrons using the restroom facilities while not simultaneously fueling their vehicles.

SECTION 4. Section 21.21.070, is hereby is hereby repealed.

SECTION 5: Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with section 36933 of the Government Code.

SECTION 6. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 7. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 8. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on July 1, 2014, and passed and adopted by the City Council of the City of El Paso de Robles on the 15th day of July 2014 by the following roll call vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

Section 21.21.020 Condominium, cooperative, cluster, townhouses and similar developments.

When in this section the word “condominium” is used the provisions shall apply also to cooperative, cluster, townhouse, and other similar type structures.

- A. Either new structures or the conversion of existing structures originally built for sale or lease shall be allowed in any R district upon securing a use permit as provided in this section and further provided that regulations governing use, building height, required yards, building separations, signs, and off-street parking and other explicit regulations where applicable shall be those of the zoning district within which the development site is located.
- B. Residential condominiums shall be classified as follows:
 - 1. Horizontal. One in which single-family dwelling units are constructed either as separate structures, or as self-contained units within a common structure having individual entrances and exits and utility connections, no opening in any wall common to two or more units, and no part of any unit on top of part of any other unit.
 - 2. Vertical. Any duplex, triplex, or apartment house as defined in the Uniform Building Code in which any part of any dwelling unit is on top of any part of any other dwelling unit.
- C. “Gross area,” as used in this section, means the total area of the development site including all areas held in common and private streets and roads, but not public streets, alleys, or other public areas.
- D. In all residential condominiums the outdoor common area exclusive of all structures shall contain an area having a slope of not more than ten percent and a minimum area per unit as follows:
 - 1. For horizontal condominiums, six hundred square feet per unit;
 - 2. For vertical condominiums, as follows:
 - a. Where structures average two stories or less, five hundred square feet per unit,
 - b. Where structures average more than two stories, four hundred square feet per unit.

The requirements of this section may be met in all or part by any equivalent open ground area which is a party to any individual condominium.
- E. In any condominium in which residential uses are proposed in any R district, the main structure shall be separated from any other main structure on the same lot by a distance of not less than one-half of the sum of the height of the two buildings, and in no case less than ten feet.
- F. The side yard setback of any residential main structure on any condominium lot on a public street shall be ten feet when the distance between the front lot boundary and the rear lot boundary is one hundred feet or less and twenty feet if the distance between the front lot boundary and the rear lot boundary is over one hundred feet.
- G. Application for use permit shall be accompanied by the following:
 - 1. A map to a workable scale showing site in relation to surrounding property, existing roads, and other existing improvements;

Section 21.21.020 Condominium, cooperative, cluster, townhouses and similar developments.

2. Site plan, showing proposed improvements, location of buildings on the ground, orientation of buildings, utilities, public services, public facilities, streets and alleys, landscaping, common areas, and the boundaries of the project;
 3. Drawing showing how air spaces are to be divided within the condominium;
 4. Copy of tentative subdivision map;
 5. Floor plans and elevations of all proposed buildings and structures;
 6. Any information deemed necessary or desirable in assisting the planning commission in its determination on the use permit and the conditions thereof;
 7. A copy of the declaration of restrictions and proposed management arrangement relating to the project as required by Section 1355 of the Civil Code.
- H. It is the expressed intent of the City of El Paso de Robles to apply the foregoing regulations to condominiums, community apartments and similar type developments, whether cluster, town-house or vertical design, because of permanent ownership or interest in the individual dwelling units, or the air space occupied thereby, renders these developments essentially different in nature from developments or buildings in which dwelling units are rented or leased.
1. Procedure for application for such permits and the review and issuance thereof shall be as provided in Chapter 21.24 unless otherwise mentioned in this section.

INVENTORY OF EXISTING AUTO FUEL SALES FACILITIES

APN	Location	GP LU	Zone	Acres	Sq Ft	Gas Brand	Other Use	# Fueling Stations	Sq Ft/Fueling Station
008-081-009	28th & Spring	MU12	T4F	0.27	11,761	Fastrip	liquor store (Appy's)	4	2,940
008-132-024	24th & Ysabel	CS	RvrsdCor	0.72	31,363	ARCO	mini-mart (AM/PM)	12	2,614
008-134-007	24th at Ysabel	CS	RvrsdCor	0.54	23,522	Chevron	mini-mart	8	2,940
008-134-010	24th at Ysabel	CS	RvrsdCor	0.37	16,117	Shell	mini-mart	8	2,015
008-163-010	24th & Spring	CC	TC2	0.45	19,602	7/11	mini-mart (7/11)	8	2,450
008-171-017	24th & Spring	CC	TC2	0.69	30,056	Valero	mini-mart	8	3,757
008-284-013	18th & Spring	MU8	T3F	0.23	10,019	Spirit	mini-mart (J&J's)	4	2,505
008-316-015, -016	15th & Spring	DC	TC1	0.40	17,424	Steve's Gas	mini-mart approved	8	2,178
009-037-013	14th & Spring	DC	TC1	0.18	7,841	Mobil	auto repair	8	980
009-093-018	12th & Spring	DC	TC1	0.51	22,216	Pioneer	newsstand, mini-mart	10	2,222
009-109-005, -006	Riverside	CS	RvrsdCor	0.77	33,541	JB Dewar	none	12	2,795
009-195-012	7th & Spring	CC	TC2	0.17	7,405	One Stop	mini-mart (One Stop)	8	926
009-441-019, -049, -050	Creston & Walnut	NC	C2	0.82	35,719	Wayside Liquor	liquor store (Wayside)	4	8,930
009-571-035	Creston & Sherwood	NC	CP,PD	0.52	22,651	Food 4 Less	carwash	8	2,831
009-631-012, -013	Ramada & 46W	BP	M,PD	1.79	77,972	Chevron	mini-mart, McDonalds, carwash	12	6,498
009-755-079	Creston & Myrtlewood	NC	CP	0.30	13,068	One Stop	mini-mart (One Stop)	4	3,267
009-813-007	Niblick & S. River	CC	C1,PD	0.87	37,897	ARCO	mini-mart (AM/PM)	8	4,737
009-814-009	Niblick & S. River	RC	RC	0.91	39,640	Chevron	mini-mart, carwash	12	3,303
009-831-015	Ramada & 46W	BP	M,PD	1.28	55,757	ARCO	mini-mart (AM/PM), Jack-in-the Box	12	4,646
025-421-027	Golden Hill & 46E	CS	BASP	2.26	98,446	76	mini-mart, truck wash	16	6,153
025-422-021	Golden Hill & 46E	CS	BASP	1.72	74,923	Mobil, Pacific Pride	mini-mart, carwash	18	4,162
Notes:									
1. Fueling stations are positions for fueling individual vehicles. Commonly, one fuel dispenser has two hoses to serve to vehicles at two stations.									
2. Most fueling stations have one dispenser with two hoses; some stations have 2 dispensers (e.g., one dispenser might have diesel fuel).									

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 06/20/2014

Meeting Date: 07/01/2014
City Council

Project: Adopting an Ordinance to amend the
Zoning Code

I, Kristen L. Buxkemper, employec of the
Community Development Department, Engineecring
Division, of the City of El Paso de Robles, do hereby
certify that this notice is a true copy of a published
legal newspaper notice for the above named project.

Signed: *Kristen L. Buxkemper*
Kristen L. Buxkemper

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
ZONING CODE
AMENDMENT 14-004

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 1, 2014, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider adopting an ordinance to amend the Zoning Code to address the following issues:

a. Eliminate a requirement in Section 21.16A.040(a)(5) that applicants for single family and multi-family subdivisions prepare and submit a "subdivision layout plan" to demonstrate how many standard lots, conforming to the base zoning and subdivision standards, could be fit on the site". Such plans were informally but commonly referred to as "ghost maps". Code amendments to the single family and multi-family residential regulations in 1995, 1999, and 2005 eliminated the need for ghost maps.

b. Eliminate special regulations for development of new condominium, cooperative, cluster, townhouses and similar developments contained in Section 21.21.020 as those regulations conflict with regulations for single and multi-family residential contained in Chapters 21.16E and 21.16I that were adopted in 1995, 1999, and 2005.

c. Amend Section 21.21.080 and delete Section 21.21.070 to combine the regulations for full and self-service gasoline sales and incorporate regulations for compressed natural gas sales.

At its meeting of June 10, 2014, the Planning Commission conducted a public hearing on this code amendment and unanimously recommended that the Council adopt it as proposed.

The proposed Code Amendment may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction. The staff report for this code amendment may be viewed online beginning June 26, 2014, at the following link: <http://www.prcity.com/government/citycouncil/agendas.asp>.

Written comments on the proposed Ordinance may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to the City provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this project, please contact Ed Gallagher at (805) 237-3970 or ed@prcity.com.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Ed Gallagher, Community Development
Director
June 20, 2014 7652582