

RESOLUTION NO. 99-27
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING GENERAL PLAN AMENDMENT 1-99

WHEREAS, the City of El Paso de Robles has published a Notice of Public Hearings to consider components of a proposed Amendment to the Land Use Element of the General Plan, under the title of General Plan Amendment 1-99; and,

WHEREAS, General Plan Amendment 1-99 consists of three (3) components that are summarized as follows:

1. Real Property Lenders / Rod Jarmin: A proposed General Plan Amendment from Office Professional (OP) to Residential, Multi-Family Medium Density (RMF-M) for a one (1) acre parcel located on the north side of Creston Road, between Walnut Street and Trigo Lane.
2. CGC Enterprises: A proposed change from Single-Family Residential to Residential, Multi-Family Low Density (RMF-L) for seven (7) acres in a Hillside Area located northeast of the intersection of South River Road and Charolais Road.
3. City Initiated: A General Plan Amendment that would place restrictions on large-scale commercial land uses that do not generate retail sales tax. Initiated per City Council direction on September 15 and October 6, 1998. These restrictions would apply to properties that do not already have entitlements for retail commercial developments.

WHEREAS, at its meeting of January 26, 1999, the Planning Commission took the following actions:

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

WHEREAS, at its meeting of February 16, 1999 the City Council took the following actions:

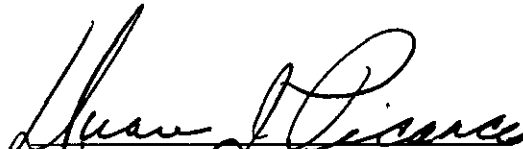
- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on this amendment;

- d. Found that there was no substantial evidence that this amendment would have significant adverse effects on the environment and approved a Negative Declaration for the components of this amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the General Plan's Land Use Element as shown on the attached Exhibit "A".

PASSED AND ADOPTED THIS 16th day of February, 1999 by the following roll call vote:

AYES: Baron, Swanson, and Picanco
NOES: Macklin, and Meham
ABSENT: None
ABSTAIN: None


MAYOR DUANE J. PICANCO

ATTEST:


MADELYN PAASCH, CITY CLERK

Exhibit A: General Plan Amendment 1-99

General Plan Amendment 1-99 consists of three (3) components:

1. **Real Property Lenders / Rod Jarmin:** A proposed General Plan Amendment from Office Professional (OP) to Residential, Multi-Family Medium Density (RMF-M) for a one (1) acre parcel located on the north side of Creston Road, between Walnut Street and Trigo Lane.
2. **CGC Enterprises:** A proposed change from Single-Family Residential to Residential, Multi-Family Low Density (RMF-L) for seven (7) acres in a Hillside Area located northeast of the intersection of South River Road and Charolais Road.
3. **City Initiated:** A General Plan Amendment that would place restrictions on large-scale commercial land uses that do not generate retail sales tax. Initiated per City Council direction on September 15 and October 6, 1998. These restrictions would apply to properties that do not already have entitlements for retail commercial developments.

The purpose of this Exhibit "A" is to identify the specific approved changes to the Land Use Element of the City's General Plan.

Component #1 (**Real Property Lenders / Rod Jarmin:**) Please see the attached map illustrating the location of the change in the Land Use designation.

Component # 2: (**CGC Enterprises:**) Please see the attached map illustrating the location of the change in the Land Use designation.

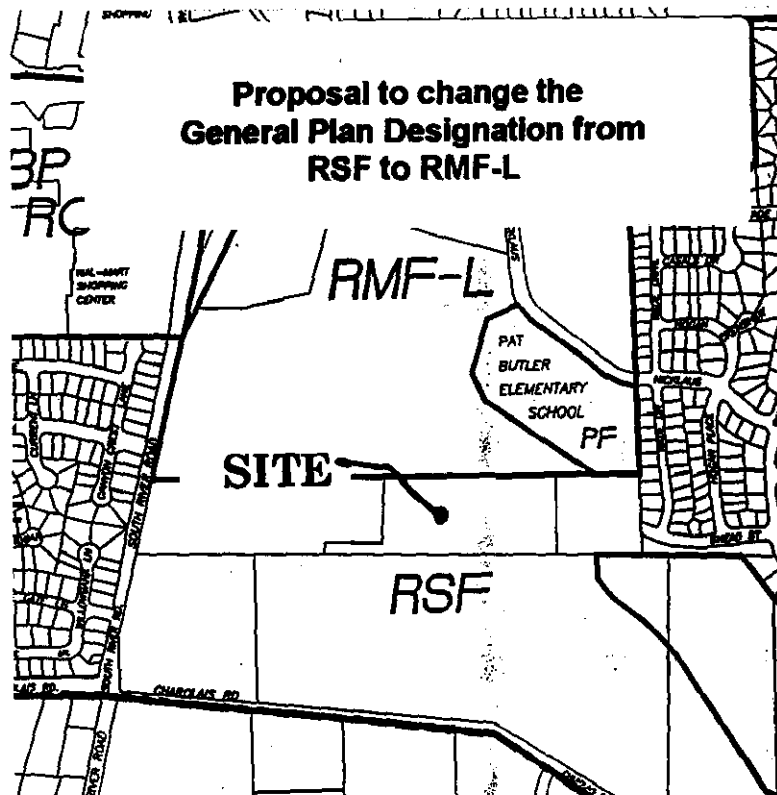
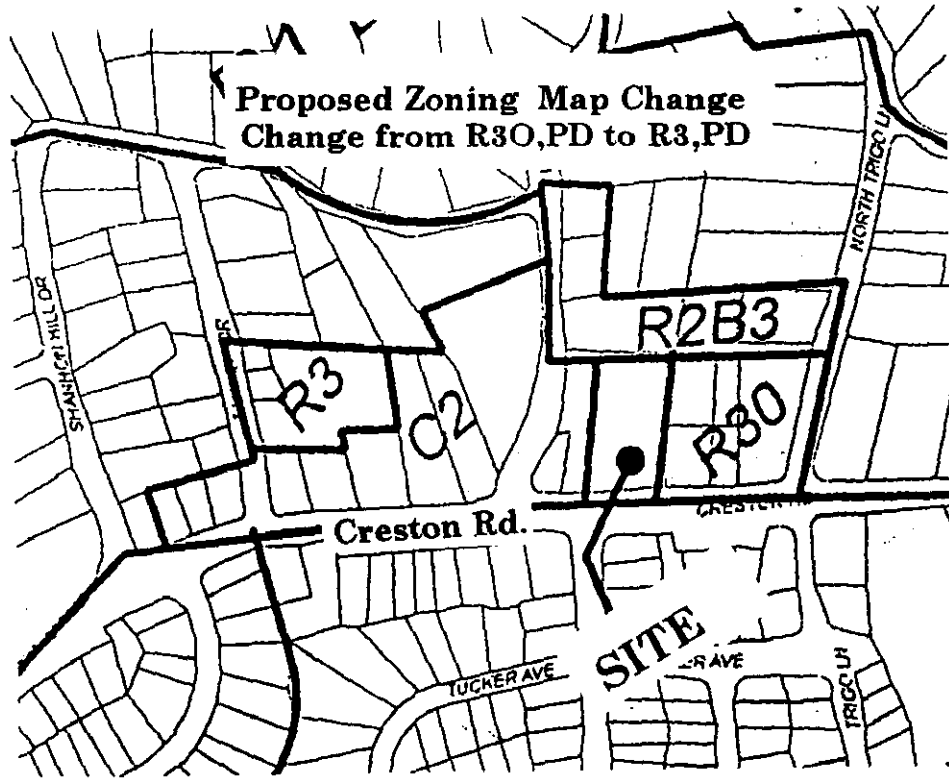
Component #3: (**City Initiated - Non-taxable sales:**)

Page LU-34 of the Land Use Element of the General Plan is amended to add the following Commercial Policy and Program:

POLICY COM-13: Limitations on Non-Taxable Retail Sales:

Policy: To require that large commercial centers be primarily retail oriented to preserve and maintain the City's existing community oriented shopping centers that contain grocery stores as major attractors or "anchors" to the centers.

Program: Amend the Zoning Code, to restrict the amount of non-taxable retail space in buildings of greater than 90,000 square feet.



**General Plan Amendment 1-99
(Real Property Lenders,
CGC Enterprises)**