

RESOLUTION NO. 06-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A NEGATIVE DECLARATION FOR GENERAL PLAN
AMENDMENT 2006-001 (B), REZONE 05-003 AND
BORKEY SPECIFIC PLAN AMENDMENT 05-003
(WILLHOIT)

WHEREAS, Dick Willhoit on behalf of Estrella Associates, Inc. has submitted Zone Change 05-003, a proposal to change the zoning designation of a 5-acre site on the south corner of River Oaks Drive and Experimental Station Road, from Commercial/light-industrial (C3) to Residential Multi-family, Apartment – Planned Development Overlay (R3-PD); and

WHEREAS, in conjunction with Rezone 05-003, an application has been submitted for General Plan Amendment 2006-001 (B), a request to change the land use designation of the 5-acre site from Commercial Service (CS) to Residential Multi-family, 12-units per acre (RMF-12) and amend the land use element text to allow detached style of housing; and

WHEREAS, in conjunction with Rezone 05-003, an application has been submitted for a Borkey Area Specific Plan Amendment 05-003, a request to change the Specific Plan to reflect the proposed changes in the General Plan and Zoning designations, and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), which concludes that the project as proposed will not have significant impacts on the environment, and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on February 28, 2006 and by the City Council on March 21, 2006 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed zoning modification, and

WHEREAS, based on General Plan Land Use Designation, the 2003 General Plan Environmental Impact Report, information contained in the Initial Study prepared for this zoning modification, the staff report and testimony received as a result of the public notice, the City Council finds no substantial evidence that the project would have a significant impact on the environment;

NOW, THEREFORE, BE IT RESOLVED that:

1. That the above Recitals are true and correct and incorporated herein by reference.
2. That based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for Rezone 05-003, General Plan Amendment 2006-001 (B) and Borkey Area Specific Plan Amendment 05-003, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED THIS 21st day of March, 2006 by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco, Strong and Mecham

NOES:

ABSENT:

ABSTAIN:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk