

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: PROJECT AREA COMMITTEE (PAC) AND PLANNING COMMISSION  
RECOMMENDATIONS, MAIN STREET DESIGN GUIDELINES  
DATE: SEPTEMBER 7, 1999

Needs: For the City Council and Redevelopment Agency to consider Planning Commission and PAC recommendations regarding adoption of Design Guidelines for a portion of the downtown area.

- Facts:
1. A subcommittee of Paso Robles Main Street, including membership of the PAC, has proposed Design Guidelines for the geographic area generally bounded by Spring Street on the west, 10<sup>th</sup> Street on the north, the Union Pacific Railroad on the east, and 6<sup>th</sup> Street on the south. A copy of the latest version of the design guidelines (including a May 1, 1999 Addendum) is attached; it includes a location map of the subject area, called "Historic District B" and referenced in this report as "Subarea B".
  2. Properties in the subject area are shown in the City's General Plan as planned for "Community Commercial" or "Commercial Service" land uses. The current zoning is C-2-PD (General Commercial, Planned Development overlay) or C-3-PD (Commercial Service, PD overlay). A Zoning Map excerpt for Subarea B is attached.
  3. The subject area is within the Paso Robles Redevelopment Project Area. Design Guidelines have been discussed as a possible replacement for existing redevelopment regulations on development in the area (specifically Redevelopment Agency Resolutions RA-89-11 and RA-96-03). Copies of the referenced Resolutions are attached.
  4. Also attached is a copy of the Minutes of the PAC meeting of May 6, 1999 at which time the PAC unanimously recommended City adoption of the proposed Design Guidelines.

5. A copy of the Planning Commission Minutes from July 13, 1999 reflecting the Commission's unanimous recommendation in support of City Council / Redevelopment Agency adoption of the proposed Design Guidelines is also attached.
6. Supplementary information / analysis from Paso Robles Main Street, dated June 1, 1999, is included as a staff report attachment.

Analysis  
and

Conclusion:

The subject area has a mix of existing land uses, including the following:

- Professional Offices (DMV, Employment Development / EDD)
- Retail and Service Commercial (Poor Richard's, Car Wash, etc.)
- Single-Family Residential
- Multi-Family Residential
- Vacant

Under the current commercial zoning, the residential land uses are "existing non-conforming". As such, the uses may remain and continue indefinitely, but they cannot be expanded / intensified. Only commercial land uses that are permitted / conditionally permitted in the C-2 or C-3 zones may be established as new land uses in the subject area. The condition of existing structures varies considerably.

The vision of the Main Street subcommittee, which is supported by the PAC and Planning Commission, is that the area will someday have development patterns similar to the historic downtown core, with the following characteristics:

- Retail commercial and office uses
- Residential limited to rear of property or second story locations
- Zero street setbacks (buildings come forward to the sidewalk)
- Zero side setbacks (buildings constructed adjacent to each other)
- Continuous store fronts along the streets
- Off-street parking located to the rear, with alley access

The Main Street Subcommittee held a public workshop, with invitations to property owners in the subject area. Notices of the workshop were sent to 40 property owners. Representatives of 6 property owners were in attendance. The property owners who attended the workshop expressed interest in and support for having Design Guidelines for the subject area.

Both the PAC and the Planning Commission have voted to support the Guidelines being implemented in a voluntary manner (i.e.: without code requirements). The PAC and Planning Commission have both been advised that voluntary guidelines rely on the willingness of the property owner to comply, and that neither the DRC nor the Planning Commission can use the Guidelines to require a modification to project design, or to deny a project.

**Policy**

**Reference:** General Plan, Zoning, Redevelopment Plan

**Fiscal**

**Impact:** If the Design Guidelines are to be implemented on a voluntary basis, there would be no significant impact on the City (any extra time expended would be at an applicant's cost).

**Options:**

- a. Per the recommendation of the Project Area Committee and the Planning Commission, that:
  1. The City Council adopt the attached Resolution approving the Design Guidelines for Subarea B, with the southerly boundary moved north to 7<sup>th</sup> Street, with compliance being voluntary; and
  2. The Redevelopment Agency adopt the attached Resolution approving the Design Guidelines for Subarea B, with the southerly boundary moved north to 7<sup>th</sup> Street, with compliance being voluntary. The Redevelopment Agency resolution includes revocation of the previous restrictions on land uses within the downtown area.
- b. Amend, modify or reject the foregoing option.

**Attachments:**

1. City Council and Redevelopment Agency Resolutions approving Design Guidelines (2)
2. Main Street Design Guidelines, including June 1, 1999 Amendment (Exhibit "A")
3. Minutes of Project Area Committee meeting of May 6, 1999, with cover memo from Chairman Nick Gilman dated June 1, 1999
4. Planning Commission Minutes of July 13, 1999
5. Memo with attachment from Main Street dated June 1, 1999
6. Commercial Development Observations and Statistics (prepared by City staff)
7. Zoning map of Subarea B (C-2-PD and C-3-PD)
8. List of permitted and conditionally permitted uses in C-2 and C-3 Zones.
9. Redevelopment Agency Resolutions RA-89-11 and RA-96-03

h:\bob\60\ms\99\ ms design gl 25 Aug 99

RESOLUTION NO.: \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF PASO ROBLES  
ESTABLISHING AND ADOPTING VOLUNTARY DESIGN GUIDELINES  
FOR DEVELOPMENT WITHIN A SUB-AREA OF THE  
PASO ROBLES REDEVELOPMENT PROJECT AREA

WHEREAS, a subcommittee of Paso Robles Main Street, including membership of the Project Area Committee (PAC), has proposed Design Guidelines for the geographic area generally bounded by Spring Street on the west, 10<sup>th</sup> Street on the north, the Union Pacific Railroad on the east, and 6<sup>th</sup> Street on the south, and this geographic area is generally referred to as "Subarea B"; and,

WHEREAS, properties in the subject area are shown in the City's General Plan as planned for "Community Commercial" or "Commercial Service" land uses. The current zoning is C-2-PD (General Commercial, Planned Development overlay) or C-3-PD (Commercial Service, PD overlay); and

WHEREAS, the subject area is within the Paso Robles Redevelopment Project Area. Design Guidelines are designed as a replacement for existing redevelopment regulations on development in the area (specifically Redevelopment Agency Resolutions RA-89-11 and RA-96-03); and

WHEREAS, noticed public discussions of the proposed Design Guidelines have occurred before both the PAC and the Planning Commission, on May 6, 1999 and July 13, 1999, and the recommendations of the PAC and Planning Commission reflect their consideration of public comments received at these two meetings; and

WHEREAS, the PAC and Planning Commission have recommended approval of the proposed Design Guidelines, to be implemented in a voluntary manner for the above described geographic area except that 7<sup>th</sup> Street would be the southerly boundary of Subarea "B".

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the City Council approves the utilization of the Design Guidelines that are referenced by this Resolution, attached hereto as "Exhibit A" and incorporated herein by reference. The Design Guidelines shall be on file with the City's Community Development Department, with the understanding that implementation of the standards portrayed in the Design Guidelines is on a voluntary basis.

PASSED AND ADOPTED THIS 7th day of September, 1999 by the following roll call vote:

AYES:

NOES:

**ABSENT:**

**ABSTAIN:**

---

**MAYOR DUANE PICANCO**

**ATTEST:**

---

**SHARILYN M. RYAN, DEPUTY CITY CLERK**

**H:\bob\60\ms\99\cc res design gl 27 Aug 99**

RESOLUTION NO.: RA-\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF PASO ROBLES  
ESTABLISHING AND ADOPTING VOLUNTARY DESIGN GUIDELINES  
FOR DEVELOPMENT WITHIN A SUB-AREA OF THE  
PASO ROBLES REDEVELOPMENT PROJECT AREA

WHEREAS, a subcommittee of Paso Robles Main Street, including membership of the Project Area Committee (PAC), has proposed Design Guidelines for the geographic area generally bounded by Spring Street on the west, 10<sup>th</sup> Street on the north, the Union Pacific Railroad on the east, and 6<sup>th</sup> Street on the south, and this geographic area is generally referred to as "Subarea B"; and,

WHEREAS, properties in the subject area are shown in the City's General Plan as planned for "Community Commercial" or "Commercial Service" land uses. The current zoning is C-2-PD (General Commercial, Planned Development overlay) or C-3-PD (Commercial Service, PD overlay); and

WHEREAS, the subject area is within the Paso Robles Redevelopment Project Area. Design Guidelines are designed as a replacement for existing redevelopment regulations on development in the area (specifically Redevelopment Agency Resolutions RA-89-11 and RA-96-03); and

WHEREAS, noticed public discussions of the proposed Design Guidelines have occurred before both the PAC and the Planning Commission, on May 6, 1999 and July 13, 1999, and the recommendations of the PAC and Planning Commission reflect their consideration of public comments received at these two meetings; and

WHEREAS, the PAC and Planning Commission have recommended approval of the proposed Design Guidelines, to be implemented in a voluntary manner for the above described geographic area except that 7<sup>th</sup> Street would be the southerly boundary of Subarea "B".

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Redevelopment Agency of the City of Paso Robles that the Agency approves the utilization of the Design Guidelines that are referenced by this Resolution, attached hereto as "Exhibit A" and incorporated herein by reference. The Design Guidelines shall be on file with the City's Community Development Department, with the understanding that implementation of the standards portrayed in the Design Guidelines is on a voluntary basis.

NOW, THEREFORE, BE IT FURTHER FOUND, DETERMINED AND RESOLVED by the Redevelopment Agency of the City of Paso Robles that Redevelopment Agency Resolutions No. RA-89-11 and RA-96-03 are hereby superseded and rescinded, based on the herein referenced Design Guidelines, in conjunction with the City's General Plan and Zoning Code, providing the necessary controls on development within the Redevelopment Project Area.

**PASSED AND ADOPTED THIS 7th day of September, 1999 by the following roll call vote:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

**CHAIRMAN WALTER MACKLIN**

**ATTEST:**

---

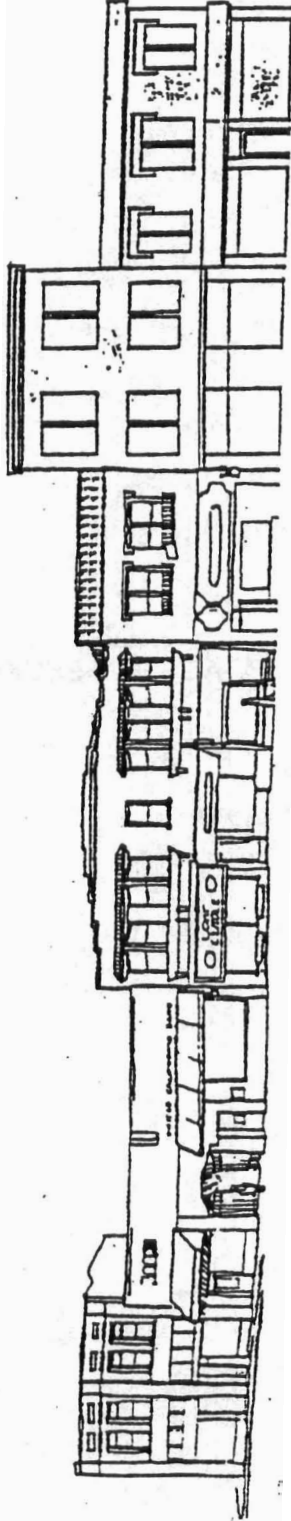
**SHARILYN M. RYAN, DEPUTY AGENCY SECRETARY**

**H:\bob\60\ms\99\cra res design gl 27 Aug 99**

“Draft” District B

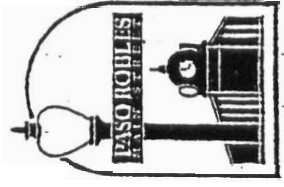
Feb. 11, 1999

# PASO ROBLES DOWNTOWN PROPOSED GUIDELINES



Created by Paso Robles Main Street Association Design Committee

1999



- Copies to:
- Planning Commission
  - City Council
  - City Manager
  - City Engineer
  - Property Owners – District “B”
  - Paso Robles Police Department
  - Paso Robles Department of Emergency Services
  - Paso Robles Main Street Association

Exhibit "A"



# Forward

Many items in the draft overlap the City's current standards. Some meshing of the two would necessarily take place. Planning standards like setbacks and densities would become features of the zoning ordinance, while architectural preferences would become more of a typical guideline providing conceptual direction and criteria for project review.

There are a wide range of topics and issues in this draft and as much as it is meant to provide specific direction for redevelopment, it also is a rough draft and meant to provide a framework for objective discourse of these issues by the community. It is the hope that a consensus can be found for a direction that leads to effective planning as well as a viable tool for the city staff and developers.



EXHIBIT   A   / ATTACHMENT TO RES. ORD. #           

PAGE   2   OF   17  

34-9

A. PURPOSE

1. Implementation of the city's economic strategies of enhancing the Paso Robles downtown as a regional, commercial, social, cultural and political center for this city and the North County.
2. Stimulate the economic health and quality of the community and stabilize and enhance the value of property. This is to ensure that individuals and businesses that invest in appropriate rehabilitation and new construction are not damaged by insensitive or incompatible construction that would detract from the image and positive character of downtown.
3. Promote the conservation, preservation and protection, and encourage the development tailored to the needs, character and significance of the downtown.

B. WHAT IS A GUIDELINE?

1. A Design Guideline is a preferred design. It projects a model of the area to be accomplished over a long time span. With the model in hand, potential developments should be compared for compatibility with the overall vision of the downtown area. Design Guidelines are not as rigid as ordinances. The Guidelines state the community's basic desires, provide criteria for project evaluation, and minimize the chance of surprises. There are a number of variations which could be acceptable on a case-by-case basis as long as the overall vision is intact. In most cases, a review of a

EXHIBIT A / ATTACHMENT TO RES/ORD # \_\_\_\_\_  
PAGE 3 OF 17

34-10

proposed new development at the Conceptual Design Level for compatibility with the Design Guidelines will serve to confirm the compatibility.

### C. CONCLUSIONS

1. High-quality design in buildings, parks and plazas helps to bring people downtown.
2. Park and Pine Streets should be pedestrian oriented.
3. Additional parking lots will be needed for future growth. Some of these will need an area large enough to be expanded vertically.
4. Some historic buildings of merit or having rehabilitation potential should be preserved.
5. A variety of architectural designs can be used as long as they are of quality design and materials and they compliment the character of the district.

## 2. HISTORIC DISTRICT "B"

### INTRODUCTION

The downtown park is the heart of Paso Robles. It is not, however, in the middle of the business district. The commercial old town (Historic District "A") is mostly to the north. The area to the south is presently under-utilized, vacant, or blighted. This is not what our city founders had in mind nor is it good planning.

The purpose of Historic District "B" is to rebalance the town plan, south of the park, by establishing an urban fabric similar to that of the historic downtown area. Park and Pine Streets are to be pedestrian oriented spines linking downtown to the post office and multi-modal station. Park Street is a natural for pedestrians because the City Park limits the flow of North-South traffic.

Fundamental to this district is that buildings should connect together along the sidewalk to compose a street wall. The coherence of the street wall, based on buildings sharing some general characteristics, makes and defines an urban space. The ultimate goal is to have quality urban spaces. Building facades should feel like traditional buildings but not be forced to adhere to traditional styles or ornamentation.

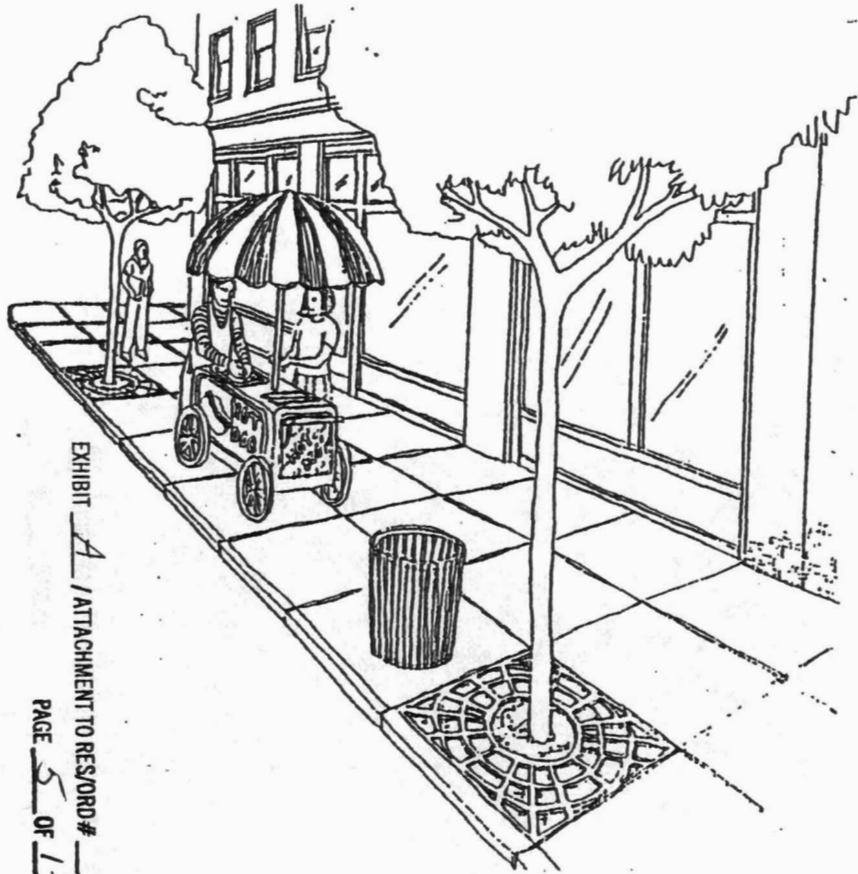
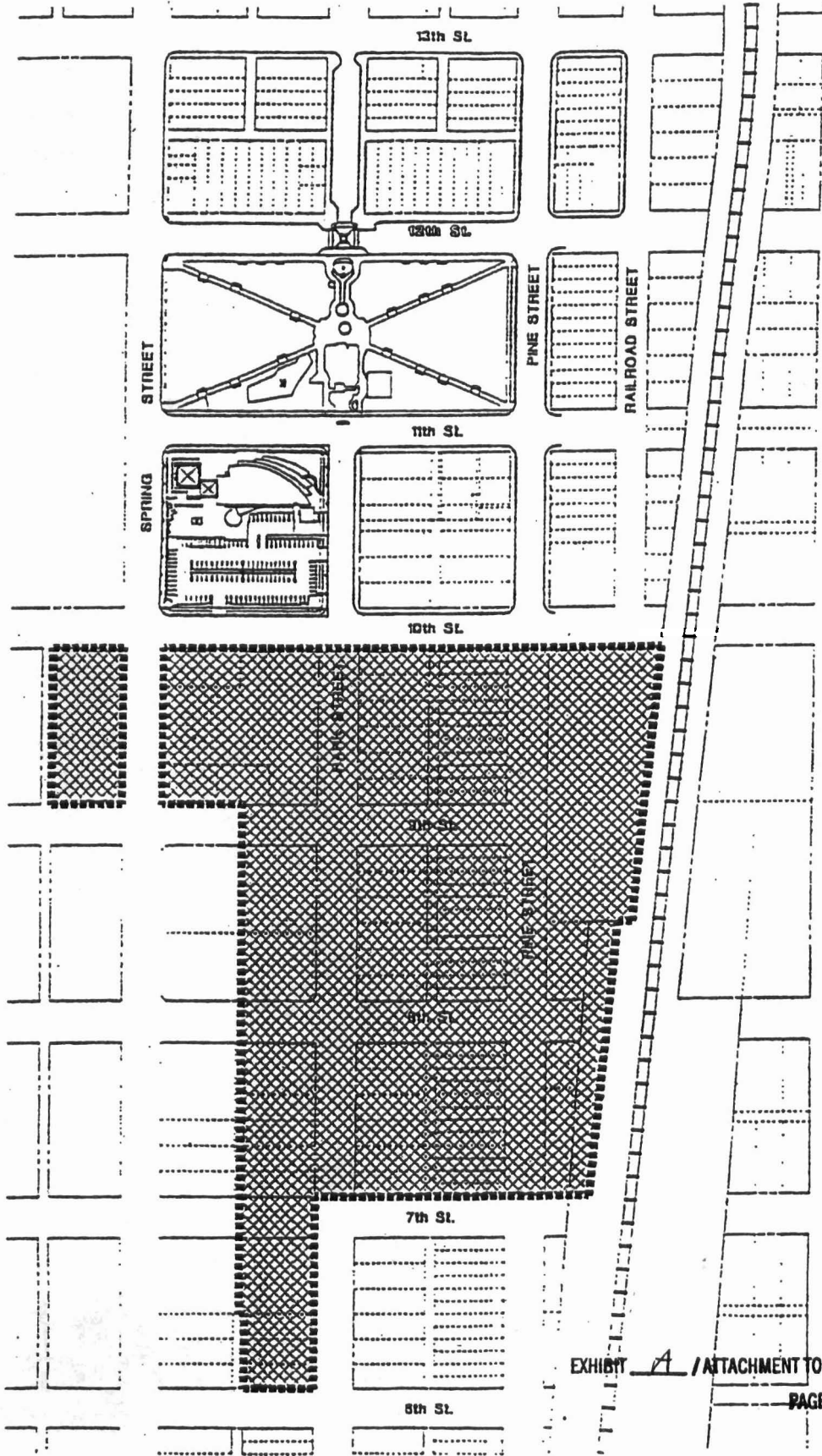


EXHIBIT A / ATTACHMENT TO RES/ORD # \_\_\_\_\_

PAGE 5 OF 17

### HISTORIC DISTRICT "B": South of the Park

This area is similar to the old District "A" and meets the same requirements except that buildings need not be strictly historical. Park Street should be a major pedestrian thoroughfare; parking lots accessing off of East-West side streets or alleys and not off of Park Street.



**HISTORIC DISTRICT B "SOUTH OF THE PARK"**

EXHIBIT A / ATTACHMENT TO RES/ORD# \_\_\_\_\_  
 PAGE 6 OF 17

34-13

## SITE DESIGN

### 1.1 SETTING & USE

(a) This district is meant to be an expanded commercial district. Similar to District "A" with an allowance for existing uses and buildings until they transition due to market forces.

1.2 In siting government buildings, they should reinforce the urban fabric as prescribed for other buildings in this district with special emphasis on maintaining a "street wall" on Park and Pine Streets.

1.3 Density is important to overall viability of a downtown district like this one. Two-story, mixed use buildings are strongly encouraged. Street parking should be head-in angled parking as north of the park. Access to parking should be from numbered cross streets or from a mid-block pass through.

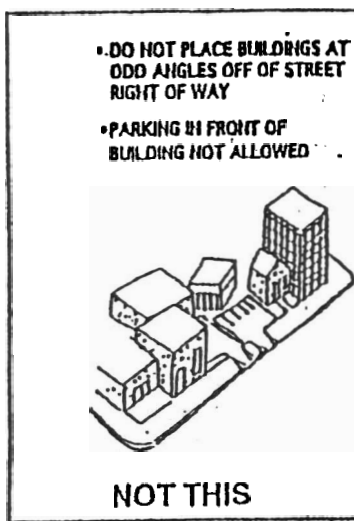
### 2. BUILDING LAYOUT & PARKING

2.1 Parking standards should be modified from 2,000 to 1,750 square feet/car space so that a two-story building can fit comfortably on a typical lot, with the building up front on the sidewalk and one row of single-loaded parking spaces, 90-degrees behind the building off the alley.

Note: Many of the illustrations are from Paso Robles Ordinance No. 709 on "neo-traditional development" which was approved by the City Council on April 2, 1996.

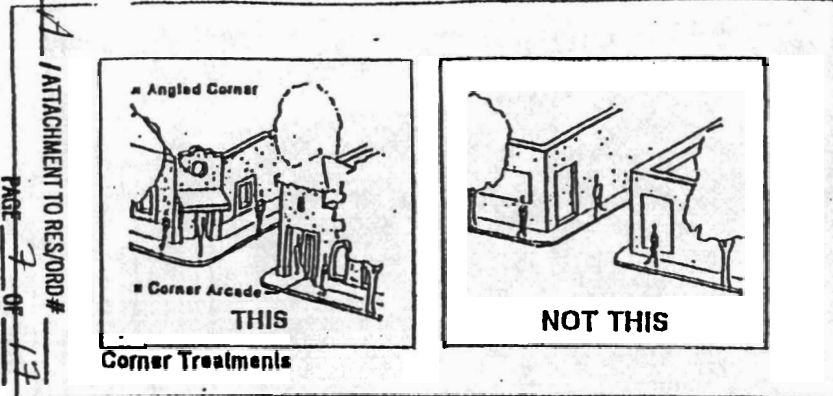


THIS



NOT THIS

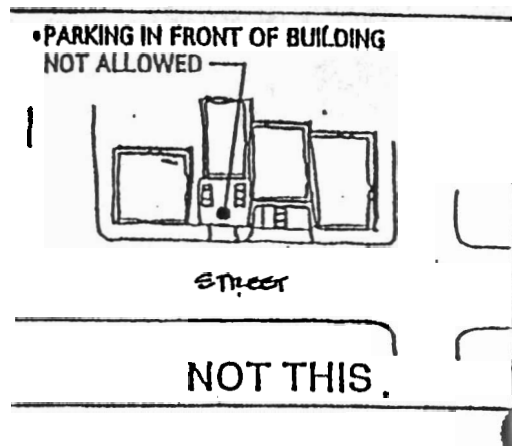
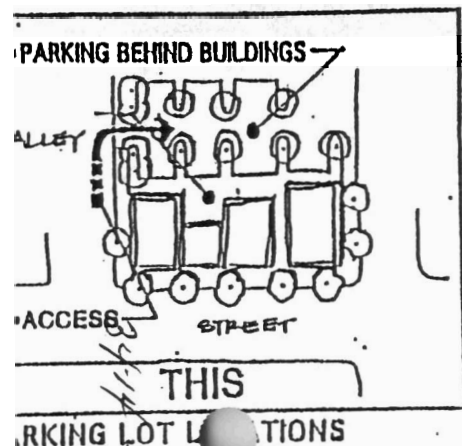
BUILD TO BACK OF SIDEWALK



THIS

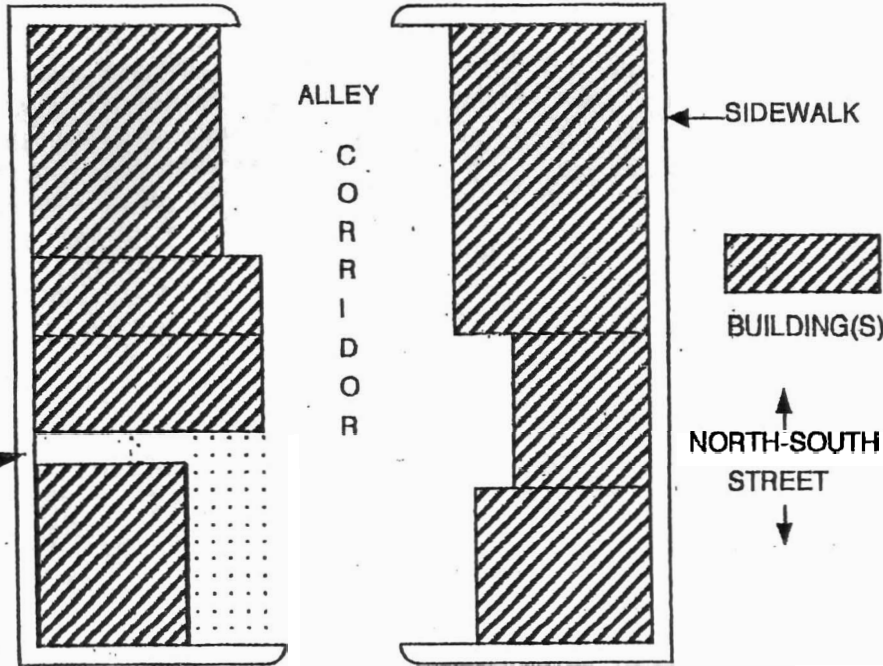
NOT THIS

To provide convenient pedestrian circulation and architectural interest, corner buildings should incorporate features such as angled corners, walk-through arcades, and tower elements.



PARKING LOT LAYOUTS

← EAST-WEST STREET →



2.2

Setbacks

- (a) **Front:** Zero setback required. Store fronts and building entries may be slightly recessed (10 feet maximum) as long as the building façade and structural elements are placed at the property line.
- (b) **Side Yard:** There should be no side yards unless it is mid-block breaks.
- (c) **Corner Lots at Intersections** can have buildings that angle back or have recesses at corners.
- (d) Variations of the above allows for siting buildings around existing Oak trees.

2.3

- (a) Parking is required to be in the rear of buildings off the alleys with access from east/west numbered streets. Where alleys have been abandoned, driveway easements, dedications, or reciprocal parking and access agreements should be required. Ideally, parking lots behind buildings should link together to form a continuous corridor of double loaded parking serving lots on either side with typical landscaping and lighting requirements.

**PASO ROBLES DOWNTOWN-BASIC SITE PLAN**

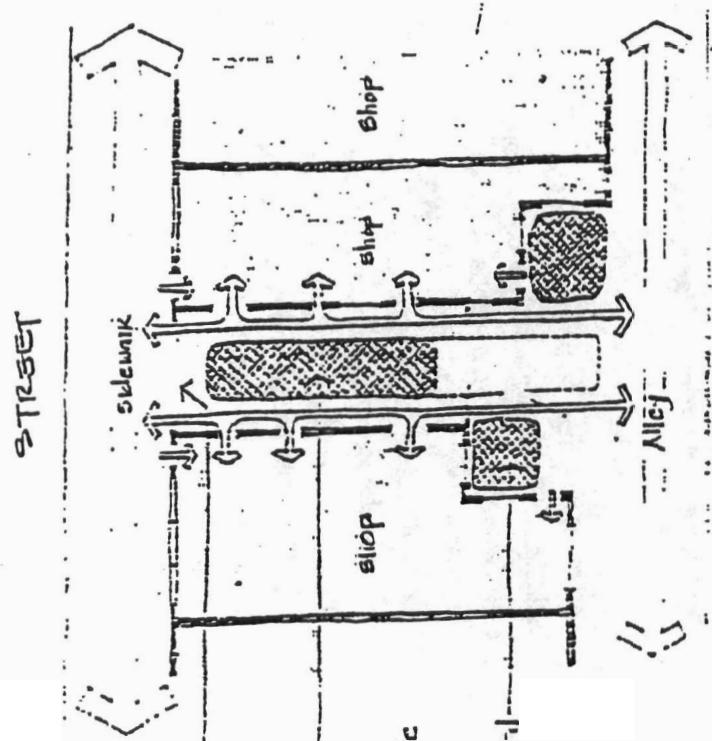
- \* SQUARE STREET BLOCKS APPROX 300 FT PER SIDE
- \* ALLEY CORRIDORS TO PROVIDE:
  - OFF STREET PARKING
  - TRASH CONTAINMENT & PICKUP
  - LOADING & UNLOADING
  - FIRE DEPARTMENT ACCESS
- \* SIDEWALKS FACING ALL FOUR STREETS
- \* BUILDINGS FACE STREET & UP TO SIDEWALK--ZERO SET BACK
- \* BUILDING FRONT WALLS CONNECTED TOGETHER IN SAME PLANE (street wall)
- \* ON STREET DIAGONAL PARKING ALLOWED

BLOCK 3-THRU ON

EXHIBIT A / ATTACHMENT TO RES/ORD #

PAGE 8 OF 17

34-15

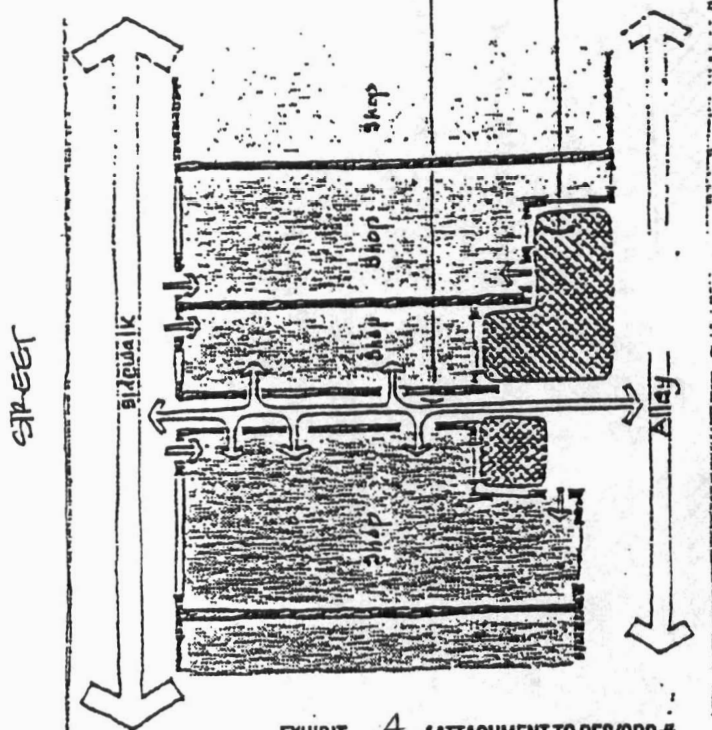


20' WIDE VEHICULAR ACCESS TO ALLEY

Use ground floor for bazaar-type retailing.

12 ft. wide interior arcade increases retailing exposure for small shops.

Landscaped smaller courtyard spaces next to buildings complement interior uses.



Parking

Option 1

### Mid-Block Pass-Through

The arcades will encourage better use of parking areas and increase business exposure for merchants who facilitate parking area access. There are significant design and merchandising opportunities inherent in this concept. Private owners will benefit from adding this important element to the area's design framework.

34-16

The integrity of the "Street Wall" should be adhered to on Park and Pine Streets. There should only be one east/west break per block, and this should be near mid-block. This break can have one-way vehicular access to the parking behind buildings, or it can be access for pedestrians, or it can be a combination of both. It is encouraged that pedestrian access be treated as shopping or office arcades with store fronts on either side; or where there is vehicular access, walks and landscaping should be provided.



### 3. CIRCULATION

3.1 The building's main entries should be on Park or Pine Streets. However, since the parking is in the "rear", the backs of the buildings should be designed with a secondary entry. Pedestrian circulation from alley parking lots should be defined with walks, changes of paving or grade, landscaping, or overhead structures defining the path of travel.

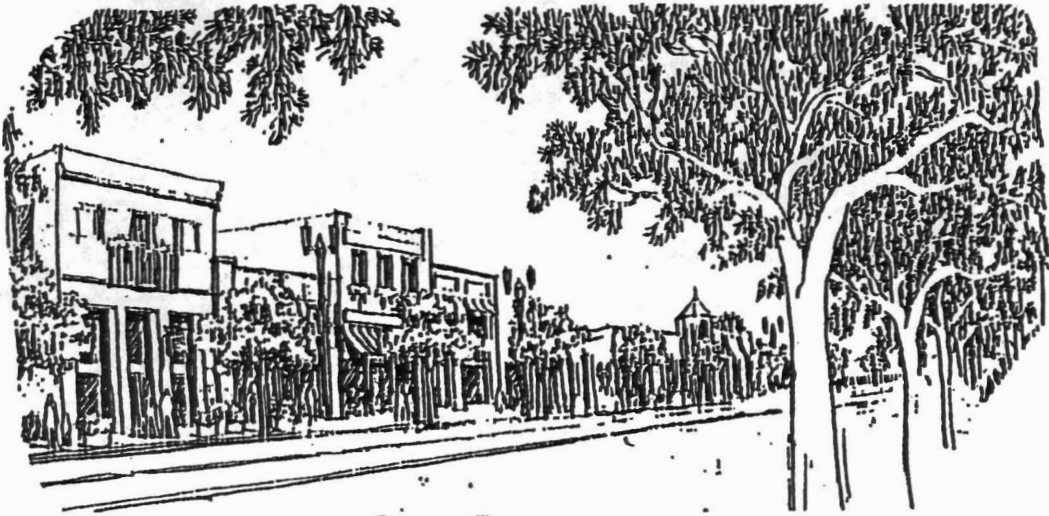


EXHIBIT A / ATTACHMENT TO RESUBURD # \_\_\_\_\_  
PAGE 10 OF 17

34-17

## BUILDING DESIGN

### 1. GENERAL

1.1 The public realm of sidewalk and street is intended to be an urban space like a long, high outdoor room. It should be understood clearly that building facades are the walls of this outdoor room. The design of building facades should reinforce the street wall.

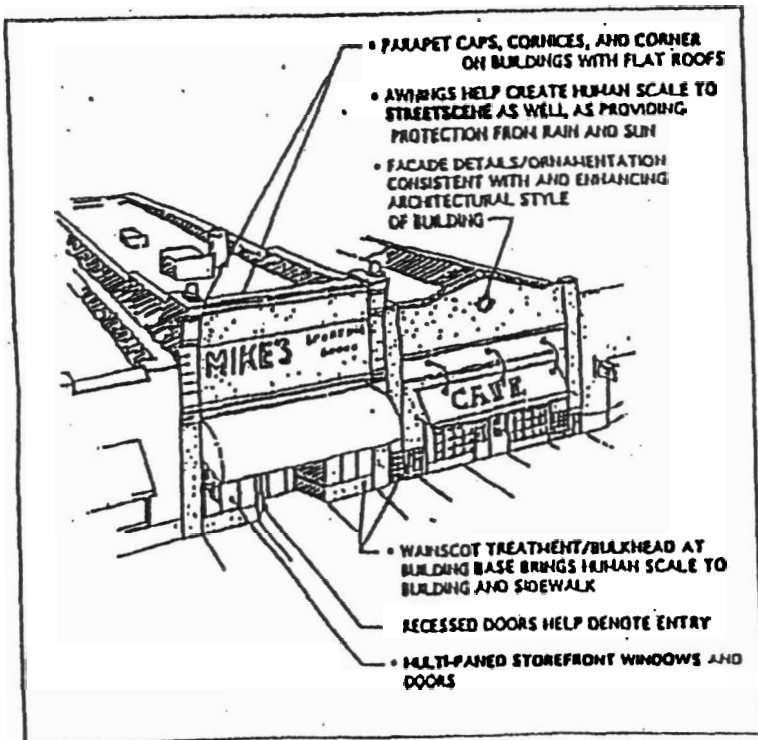
1.2 In the modern architectural period, 1920 to 1980 (Post WWII in Paso Robles), building facades were to be an expression of internal needs as they interfaced with outside requirements (form follows function.) Other historical, social, and contextual factors were often ignored leading to buildings that do not fit in. In Historic District "B", there is basically nothing left of the historic fabric to draw upon. Nonetheless, new buildings should have some association with a greater local and regional context.

1.3 Various styles reflecting the eclectic architectural heritage are encouraged. The Southern California-style, Mediterranean architecture does not reflect most of the existing buildings in Downtown Paso Robles, therefore, this type of design would not compliment the downtown. Imitating historic buildings is not practical and often leads to cheap results. The area should not seem artificially regulated or look like a historical theme park. Instead, buildings should be based on interpreting form, massing, and



### Commercial Design Features

- Awnings
- Wainscot/bulkhead treatment
- Recessed entry
- Angled corners/Walk-through arcades
- Tower elements on corner buildings at street intersections
- Roof forms consistent with architectural style
- Parapet walls with cap/cornice detail on flat roofs
- Corner details on flat roofs
- Exposed roof beams/rafter tails - when consistent with architectural style
- Awnings, balconies and porch features
- Multi-paned storefront windows/doors
- Vertical orientation of windows
- Window boxes
- Recessed arched window(s) when consistent with architectural style
- Consistency of materials and colors with style of architecture
- Ornamentation - tile accents, relief bands, grill work over windows, etc.



Historic Old Town Design Features (Neo-Traditional)

ornamentation of local and regional building types in fresh ways; or by a contemporary and invigorating application of design principles that furthers a particular design scheme while supporting the greater street wall composition.

## 2. BUILDING FORM

### 2.1 MASSING

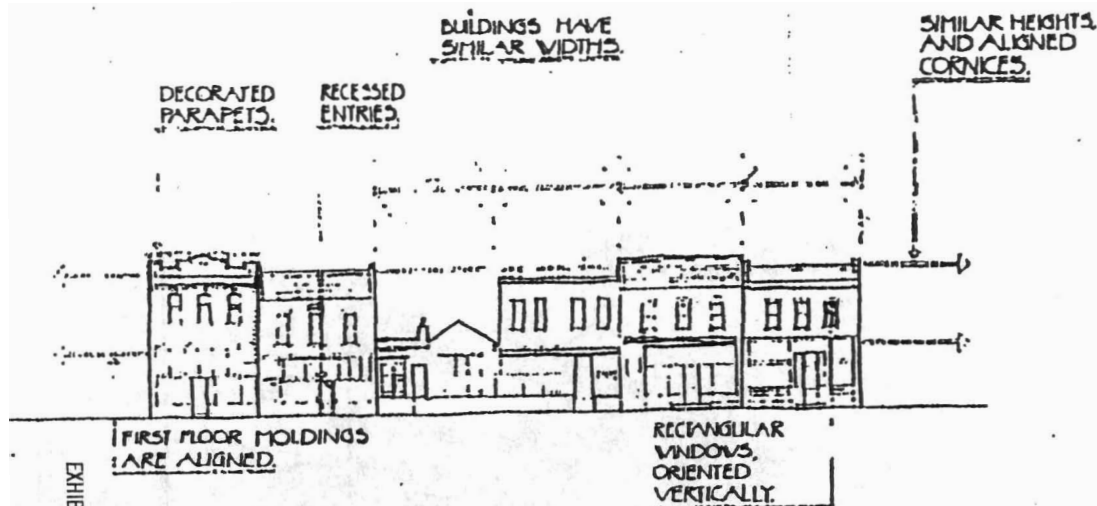
(a) Commercial buildings typically should have a block-like form and raised parapet. Variations can be allowed if the design has merit and is deemed compatible with this district.

(b) The original subdivision was based on 25-foot and 50-foot wide lots. Traditional building widths in Paso Robles' downtown are a function of this increment. New buildings on larger sites should reflect this tradition by breaking large building masses into smaller ones. The mass of a building can be broken up by slight changes of planes, projections, or recessed balconies, arcades, or variations of parapet height and form in a subtle process of articulating relatively flat surface elements and solid and void relationships.

### 2.2 RHYTHM

(a) Building facades or portions, should be broken up into smaller bays in which store fronts or glazing packages are plugged in. This is one of

the fundamental building blocks allowing for pedestrian orientation; a "window shopping" street.



(b) The overall effect of breaking buildings into smaller masses and masses into bays should give the façade (whether one story or two) a vertical emphasis. The repetition of these vertical bays creates a rhythm for the building which compliments similar rhythms on the block. This is one of the key characteristics of "Main Street".

(c) In similar fashion, horizontal accents should act as counterpoint to verticality and tie into horizontal rhythms across the block. For example, building bases, bulk heads, store front heights, and cornices can mesh with similar details on adjacent buildings.

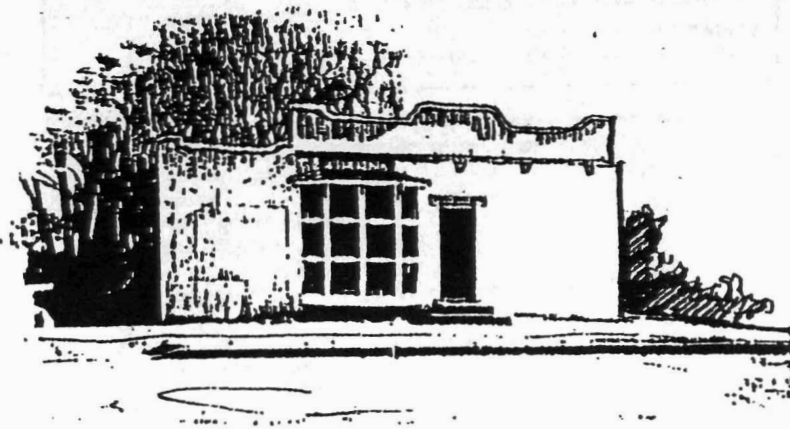
### 2.3 TOP OF BUILDING AND ROOF FORM

(a) Buildings having predominately residential type pitch roofs are not encouraged.

(b) Raised parapets, parapet cap and cornices that conceal actual roof are encouraged. Parapets may be flat or have some form.

(c) Roof elements may be used as accents on tower, turrets, balconies, recesses and similar arch features. Such elements are encouraged at corners of buildings at the end of the block at intersections.

(d) Mansard Roofs will not be allowed.



### 3. FAÇADE ELEMENTS AND DETAILS

#### 3.1 STORE FRONTS

(a) Store front windows and doors should plug into the void section between façade structural elements such as piers or pilasters. The store front is to be relatively transparent encouraging pedestrian activity by providing views into shops, offices, and businesses.

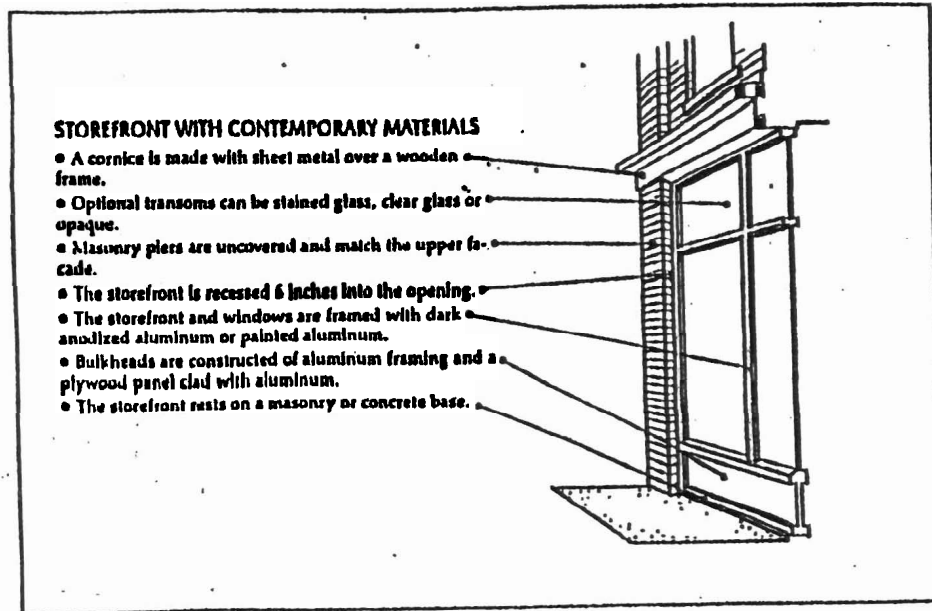
(c) Entries should be recessed to provide weather protection, more display area, and a transition from interior to exterior spaces.

(d) Features of store fronts are a transom area above display windows and doors, and a bulk head or wainscot treatment at base.

(e) Buildings with establishments where goods and services are not offered, should contain some windows and other passive elements focused on the pedestrian. These may include landscape niches, alcoves, display areas, benches or similar.

3.2 At upper floors, windows should be smaller. They should be vertical in proportion and may be individual or grouped. They should have double-hung or casement configurations unless the design warrants otherwise.

3.3 Architectural embellishments and projections are desirable such as awnings and



window treatments. They may be based on traditional elements and ornamentation such as cornices, brackets, caps, plers, etc., or they may be contemporary relief bands, material accents, or other devices. In either case, elements should have edges and not be flat. They should be based on design principles of proportion and scale, and support the overall design concept.

3.4 Effort should be made to coordinate heights of various building elements to adjacent buildings. Linking of store fronts, cornices, belt courses, bulk heads, and parapets will reinforce the horizontal rhythm of the street.

(END OF SECTION)

NOTE: See section "Common Guidelines, ALL Districts" for additional applicable guidelines.

Design Guidelines.pub

EXHIBIT 4 / ATTACHMENT TO RES/ORD# \_\_\_\_\_

PAGE 15 OF 17

34-22

**"SIGNIFICANT CONCLUSIONS"**

---

1. HIGH QUALITY ARCHITECTURE IN BUILDINGS, PARKS, PLAZAS, TRANSPORTATION AND PARKING HELPS TO BRING CUSTOMERS DOWNTOWN.
2. TECHNIQUES TO IMPROVE TRAFFIC FLOW ARE NEEDED ON THE MAIN BOUVELARDS OF SPRING & 13TH STREETS, ALSO VINE AND RIVERSIDE STREETS.
3. IMPROVEMENTS FOR PEDESTRIAN TRAFFIC ARE NEEDED ON PARK AND PINE STREETS.
4. ADDITIONAL PARKING LOTS WILL BE NEEDED FOR FUTURE GROWTH. SOME THESE WILL NEED AN AREA LARGE ENOUGH TO BE EXPANDED VERTICALLY.
5. THE WHOLE DOWNTOWN AREA SHOULD NOT HAVE TO MEET THE SAME DESIGN REQUIREMENTS. THE AREA IS DIVIDED INTO DISTRICTS TO SEPARATE THE REQUIREMENTS.
6. ALLEYS PROVIDE THE IMPORTANT FUNCTIONS OF OFF-STREET PARKING, FIREFIGHTER ACCESS, TRASH REMOVAL AND LOADING & UNLOADING. ALLEYS SHOULD BE IMPROVED AND RESTORED.
7. THOSE HISTORIC BUILDINGS WHICH ARE IN REASONABLE SHAPE SHOULD BE PRESERVED.
8. A VARIETY OF ARCHITECTURAL TECHNIQUES CAN BE USED ON NEW OR IN-FILL BUILDINGS; AS LONG AS THEY REFLECT A QUALITY DESIGN AND THEY DON'T CLASH WITH EXISTING BUILDINGS IN THE AREA

EXHIBIT 4 / ATTACHMENT TO RES/ORD #     

PAGE 16 OF 17

3433

# Amendments to Text of Design Guidelines for Subarea B

(Dated June 1, 1999)

## 2. HISTORIC DISTRICT "B"

### INTRODUCTION

1<sup>st</sup> paragraph, 4<sup>th</sup> line. Change text to read: "The area to the south contains a number of properties that could be considered under-utilized, vacant or blighted."

### SITE DESIGN

#### 2. BUILDING LAYOUT & PARKING

2.1: Current parking standard is 1,750.

2.2 (d): Change text to read: Oak trees may not be removed. Siting of new buildings will be in accordance with current city standards for set backs showing drip lines.

2.4: New Section to read: Oak trees may not be removed and siting of new buildings will be in accordance with the current City standard for set backs around drip lines.

### BUILDING DESIGN

#### 1. GENERAL

1.3 Sentence #2 amended to read as follows: Paso Robles has a wide range of styles. Collectively this gives the area a character different than other regions. Buildings should compliment this character (see picture provided).

#### 2. BUILDING FORM

2.3 (d) Change text to read: Mansard Roofs should not be allowed.



---

---

INTEROFFICE MEMORANDUM

---

---

**To:** Economic Development Committee, Planning Commission and Redevelopment Agency  
**From:** Nick Gilman, Chairman  
Project Area Committee  
**Subject:** Design Guidelines for Subarea B  
**Date:** June 1, 1999  
**cc:** Project Area Committee (PAC) Members

---


After intense discussion by Project Area Committee (PAC) members, the following motions which were passed unanimously by the Project Area Committee at their regular meeting of May 6, 1999:

Ruben Tate moved to submit the Design Guidelines as proposed to the Planning Commission and City Council, limiting the south boundary to 7<sup>th</sup> Street, seconded by Tom Rusch. The Committee unanimously approved the motion.

Roger Blank moved to submit the Design Guidelines (as edited), suggesting improvement and augmentation of public parking for Subarea B (from Pine Street to train station between 6<sup>th</sup> and 7<sup>th</sup> Streets), to the Planning Commission and City Council for their acceptance and adoption; the motion was seconded by Tom Rusch. The Committee unanimously approved the motion.

Nick Gilman (suggesting that zoning be addressed) made a motion, seconded by Norma Duncan, to study an overlay of C-2 district in Subarea B to support vision of Design Guidelines; Ruben Tate moved to submit the Design Guidelines as proposed to the Planning Commission and City Council, limiting the south boundary to 7<sup>th</sup> Street, seconded by Tom Rusch; this motion was unanimously approved by Committee.

Respectfully submitted,

  
Nick Gilman, Chairman

**PROJECT AREA COMMITTEE MEETING**  
**MINUTES OF MAY 6, 1999**

\*\*\*\*\*

**Members present:** Roger Blank, Norma Duncan, Nick Gilman, Anthony Horzen, Matt Masia, Pacifico Montano, Thomas Rusch, Bob Singleton and Ruben Tate.

**Members absent:** Larry Werner

**City Staff:** Mike Compton, Bob Lata, Cindy Pilg

**Main Street:** Norma Moye

**Guests present:** Randy Salke

1. The meeting was called to order at 7:05 p.m. by Chairman Nick Gilman.
2. Roll call was taken with 9 members present.
3. Public Comments: None.
4. Committee Discussion

Mike Compton reviewed the Redevelopment Agency budget (attached).

Tom Rusch questioned the zero balance entry re *Capital Outlay*, specifically with regard to the sale of the property located at 32<sup>nd</sup> and Spring Streets. Mike Compton explained that the property is proposed to be acquired with \$135,000 CDBG monies with the balance of the funds for development of the site being donated by Donna Berg.

Tom Rusch also commented that he was pleased that the *Employee Services* line item had been transferred into *Maintenance & Operations*. He stated that his recollection was that Ed Gallagher would be formulating the housing program, thus increasing budget. In addition, he informed City staff that Federal and State grants may be available to the City.

Bob Singleton requested verification that Main Street costs would not be included in FY 2000. Mike Compton verified that FY98-99 was reduced due to the transfer of Main Street-related costs to the General Fund as of July 1, 1999. Mike summarized that the RDA was presently "in the red"; in FY2000, operational costs would be "in the black"; and in FY 2001 would be paying back the promissory note to General Fund. In conclusion, he noted that Councilmembers Macklin and Mecham recommended approval of the budget.

Nick Gilman suggested that (in order to bring the budget into check with the revenue stream) the Agency be very cautious over the next few years not to incur any major expenditures, due to their borrowing from the General Fund.

Nick Gilman also inquired as to the Year 2005 bond market. Mike Compton explained that an amendment to the Woodland Plaza II OPA requires the contribution of all property tax increment back to the Agency (a net benefit of approximately \$2 million) by the Year 2027.

Nick Gilman requested a motion (with comments) be made on formatting and maintaining strippdown expenditures. He also requested the formalization of motions heard this evening, forwarding a signed copy of these motions to the Economic Committee and Agency as a whole. A motion was made by Matt Masia, seconded by Norma Duncan, to accept proposal to proceed in a conservative approach and incorporate a new format.

Nick Gilman opened the floor for general discussion re the Design Guidelines for Subarea B. He explained that this item would require a solid recommendation to the Planning Commission and City Council, reminding the Committee that City staff would have the opportunity to counter. He further stated that a meeting of Main Street staff and affected property owners (south of the park) were in favor of the Design Guidelines, expressing the desire for uniform, high-quality development.

Nick Gilman asked the Committee if they had read the Main Street Commentary (attached); as a whole, they answered in the positive. Nick stated his opinion re the incompatibility between the issues addressed in the Main Street document and the commitments of the City Council (i.e., no public parking, Ali Salmanzadeh's Spring Street proposal, transportation break, lack of support for commercial).

Matt Masia commented re the limited parking in City Hall/Library parking lot. Norma Duncan inquired as to the ownership of the Boatel Storage building and Hayward Lumber building with regard to parking, as well as suggesting the pending Public Safety Center. Nick answered that (1) Boatel would only provide "head-in" parking, (2) Hayward Lumber, he believed, was leased and available only for long-range parking, and (3) the Public Safety Center would provide staff parking only. Matt Masia suggested redesigning the Public Safety Center with "stacked" parking; Nick explained that plans were too far along at this point to consider. Matt then inquired as to the funding source for parking space in surrounding cities. Nick believed that in Santa Barbara, the Redevelopment Agency funded public parking; in San Luis Obispo, parking meter fees.

Tom Rusch stated that growth was inevitable. He felt that the question to be addressed was whether infrastructure should be before, or after, growth. He felt that Committee should advance their discussion re parking structures.

Nick Gilman felt that the direction should be towards surface parking until such a time when it becomes critical and stacked parking becomes necessary. He felt that the intensive costs related to stacked parking would "not be in the cards" with the present City Council.

Norma suggested to the Committee that funds for parking come from growth outside Paso Robles, tax revenues from downtown and urban newcomers.

Tom Rusch added that the traffic needs are likely to increase, due to growth of outlying areas and tourism. He recommended that the Committee concentrate on the city's needs, not what the City Council wants to hear.

Bob Singleton suggested land acquisition in order to provide stacked parking.

Nick Gilman agreed that the Design Guidelines and the City Council are at odds re financial implications. He reminded the Committee that the PAC guidelines are important, however they would bear the burden financially. He asked the Committee how they felt re parking meters.

Tom Rusch felt that it was an option that he would not recommend.

Norma Moye suggested researching parking alternatives in other cities, such as Pasadena or Oakland.

Tom Rusch suggested that the Committee initially begin developing a design and funding concept.

Roger Blank recommended parking at the Hayward Lumber and Boatel sites, fully developing those areas as tax revenues are acquired.

Matt Masia felt that the development of Subarea B would require the development of numerous small parcels, making it unaffordable for private developers/investors. Norma Moye suggested that property owners may want to invest.

Randy Salke explained that upgraded commercial property is market driven; the supply is limited. He felt that the smaller parcels would give business owners the opportunity buy/develop rather than renting "big box" stores.

Bob Lata reminded the Committee that any improvement to blighted areas would need support from City.

Ruben Tate felt that the Committee should initially decide "What does PAC want?"

Nick Gilman asked the Committee to define the boundaries for discussion; the Committee felt that 12<sup>th</sup> to 14<sup>th</sup> Streets would be appropriate.

Randy Salke requested clarification from City staff re future projections being beyond the General Plan. Bob Lata confirmed that the General Plan is being updated. He noted that the current General Plan was focused on a build-out population of 35,000. A new sphere of influence will be discussed by the Planning Commission and City Council in July, and infrastructure is a key policy issue. He also pointed out the substantial competition that would tend to diminish the demand for downtown commercial space. That competition includes new requests for commercial zoning in outlying areas.

Roger Blank suggested that PAC motivate change and that the present blighted areas would curtail interest. Ruben Tate agreed, recommending that the Redevelopment Agency be responsible for costs related to parking, etc. as a viable option. Nick Gilman also felt that parking was an asset and agreed that Redevelopment Agency funding was necessary. He then requested direction from PAC.

Bob Lata focused the discussion by summarizing two possible options: (1) RDA funding for parking or (2) RDA funding for other projects/priorities. He mentioned that CDBG and Economic Development funds (\$75,000 maximum) were limited, although a housing/parking mixture may be a viable option.

Nick Gilman commented that inducing housing was not popular for increasing commercial development since the population base may not upgrade. Tom Rusch informed the Committee that the National Building Association encouraged infill development, pointing out that the City would attract commercial development.

Nick Gilman requested input from the Committee re attempting to provide urban downtown atmosphere, envisioning modern architecture; no disagreement among the Committee.

Norma Moye inquired from City staff the possibility of utilizing TEA re parking structure funding; Bob Lata informed Committee that he would research.

Roger Blank inquired as to the Amtrak statistics re upholding minimum ridership and increased service projections; Matt Masia responded that Amtrak is proposing an additional train stop located in Paso Robles (San Francisco to Los Angeles).

Matt Masia questioned the possibility of utilizing Robbins Field for parking; Nick Gilman recalled a stipulation being attached to that particular property for recreational purposes only.

Nick Gilman requested commitment from Committee re accepting the parking burden/responsibility.

Tom Rusch emphasized the possible detriment of Subarea B, if not redeveloped at this time.

Nick Gilman suggested that the City Council and Planning Commission be given a restrictive view of types of investment. Randy Salke warned Committee re restrictions imposed in C-2 zoning and conformance with General Plan. Bob Lata clarified the range of uses in C-2 zoning, relating the possibility of creating other restrictions by using an overlay with City Council support.

Norma Moyer inquired whether public input would be accepted re development parameters and constraining range of uses; Nick Gilman explained that the public would be invited to comment on restrictive uses of development and parking.

Nick Gilman asked Committee if they would agree to commit future bond revenue to parking issues. Roger Blank preferred that it not be limited and other sources of revenue be sought.

Nick Gilman ascertained the property boundaries for the Design Guidelines. After Committee discussion, Ruben Tate moved to submit the Design Guidelines as proposed to the Planning Commission and City Council, limiting the south boundary to 7<sup>th</sup> Street, seconded by Tom Rusch.

Roger Blank moved to submit the Design Guidelines (as edited), suggesting improvement and augmentation of public parking for Subarea B (from Pine Street to train station between 6<sup>th</sup> and 7<sup>th</sup> Streets), to the Planning Commission and City Council for their acceptance and adoption; the motion was seconded by Tom Rusch. The Committee unanimously approved the motion.

Nick Gilman (suggesting that zoning be addressed) made a motion, seconded by Norma Duncan, to study an overlay of C-2 district in Subarea B to support vision of Design Guidelines; this motion was unanimously approved by Committee.

Matt Masia reminded the Committee of the crucial nature of the support of PAC; Nick Gilman agreed and re-emphasized the need of representation by PAC at the Planning Commission and City Council when this issue is addressed.

#### 5. Next Meeting Date

Not discussed.

#### 6. Adjournment

Meeting was adjourned by at 9:13 p.m.



6. Project Area Committee (PAC) Recommendations Regarding Main Street Design Guidelines

Public Comments

received from: Rand Salke  
Hazel Horn  
Virginia Peterson  
Stu Larson  
Norma Duncan  
Jeff Marsten  
Dale Gustin

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-0 (Commissioner Steinbeck absent). To recommend to the City Council that voluntary Design Guidelines be adopted with a Subarea B southerly boundary moved north to 7<sup>th</sup> Street.

\*\*\*\*\*

WRITTEN CORRESPONDENCE - NONE

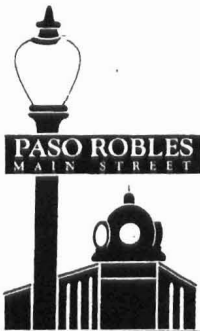
\*\*\*\*\*

COMMITTEE REPORTS

- 7. Development Review Committee:  
June 14, 1999  
June 21, 1999

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 6-0 (Commissioner Steinbeck absent), to approve the Development Review Committee Minutes as presented.

- 8. Other Committee Reports:
  - a. Airport Advisory Committee: Commissioner Ferravanti reported on the current status of the new Terminal Building.
  - b. Parks & Recreation Advisory Committee: Commissioner Warnke reported on the status of the Senior/Veterans Center, Barney Schwartz Park, and the Skateboard Park.
  - c. PAC (Project Area Committee): No report given.
  - d. Main Street Program: Commissioner Finigan reported on the recent Crazy Daze celebration.



# Paso Robles Main Street Association

June 1, 1999

**TO:** Robert Lata, Community Development Director  
**FROM:** Main Street  
**SUBJECT:** Design Guidelines for Subarea B (dated February 11, 1999)  
Commentary on Concerns to Date

The following report reflects a range of topics that have surfaced during discussions with the Planning Commission, PAC, City staff, property owners, the business community and other concerned citizens, regarding the adoption of the Paso Robles Downtown Proposed Guidelines Draft for Historic District "B".

Main Street thanks you for taking the time to review the proposed guidelines and documents and for your subsequent comments.

Please note the attached amendments to the text. Further amendments will likely occur as the adoption process proceeds to the Planning Commission and City Council.

## I Summary

- A. There is a solid economic basis and market demand for a compact commercial district south of the Park.
- B. There are no constraints to zero set back buildings with parking in the rear which could not be mitigated. This is qualitatively a preferred arrangement for the building owners, users and City.
- C. A multi-family overlay zone is not desirable or necessary
- D. All the property owners at the workshop endorsed the Guidelines and the kind of district it predisposes.



## II Economic Feasibility

A. The major issue of concern is whether there is an economic basis for a compact urban district south of the Park. It may be assumed that economic feasibility is critical to any rational land use policy, specific plans or guidelines. The purpose of the Guidelines is not to alter existing zoning, but rather to influence the site planning and character of development as it occurs in keeping with the General Plan. The transition to a more compact urban district will take place over time. Originally it was thought that this transition would occur over a lengthy period of time, however, it has become increasingly evident that it is happening much faster than anticipated. Not only are there the City projects of the Emergency Service Center building and the train station renovation, but private investment is moving in as well. For Example:

- the entire block around the DMV was bought and is being planned for office-commercial
- Ali Salmanzadeh's project on Spring Street
- the train station renovation also includes an entire separate building for offices and commercial
- the bungalows across the street from the train station have been purchased with commercial development in mind
- two bungalows at the corner of 9<sup>th</sup> and Park Streets have been cleared for an office commercial project.
- Three of the property owners at the PAC/Main Street Ownership Workshop purchased their property with an eye toward future commercial development.

Why all this interest south of the park? Because there is a market demand, and an economic basis for compact commercial development. Factors include:

### 1. Supply and demand

- Three years ago there were 22 vacancies downtown, now there are two.
- There are a significant number of businesses that do not want or can not be located within a strip. For example, one of the property owners was interested in a Bed and Breakfast.
- There is a limited supply of core-commercial as opposed to the endless supply of strip-commercial. More importantly, these parcels downtown are not comparable to strip or big-box commercial properties. (Local commercial realtors say that these smaller, greater downtown parcels provide a chance for small businesses to own their own buildings and parcels. Something they cannot do in a shopping center where rents are also generally higher.) (See attached letter by Bryan Beckam.)
- If there was one clear message from the property owners at the Workshop, it was their concern for protecting their property from the intrusion of bad

development and their endorsement of the Guidelines and the type of district it envisions as a means to protect and enhance their property value.

## 2. Competitiveness

The question has been raised, since there is so much commercial available (plus or minus two million square feet) outside of the downtown, how can this district support an additional 600,000 square feet? As was noted above, a direct comparison cannot be drawn between the parcels south of the Park and strip, big-box and corridor type commercial. For the users, however, commercial doesn't end at the city limits. As one factors in commercial along the highway and in Templeton, Atascadero and on to San Luis Obispo with leakage to regional and destination shopping centers, there is probably five times two million square feet of commercial available for the average business owner, employee, professional services and shoppers to choose from. Indeed, the six blocks in question are a unique limited commodity.

In other cities across America retailers and chains are finding their way into pedestrian-oriented districts. Developers are even designing shopping centers to look like downtowns. At present there has been interest from stores like Old Navy to be in the downtown.

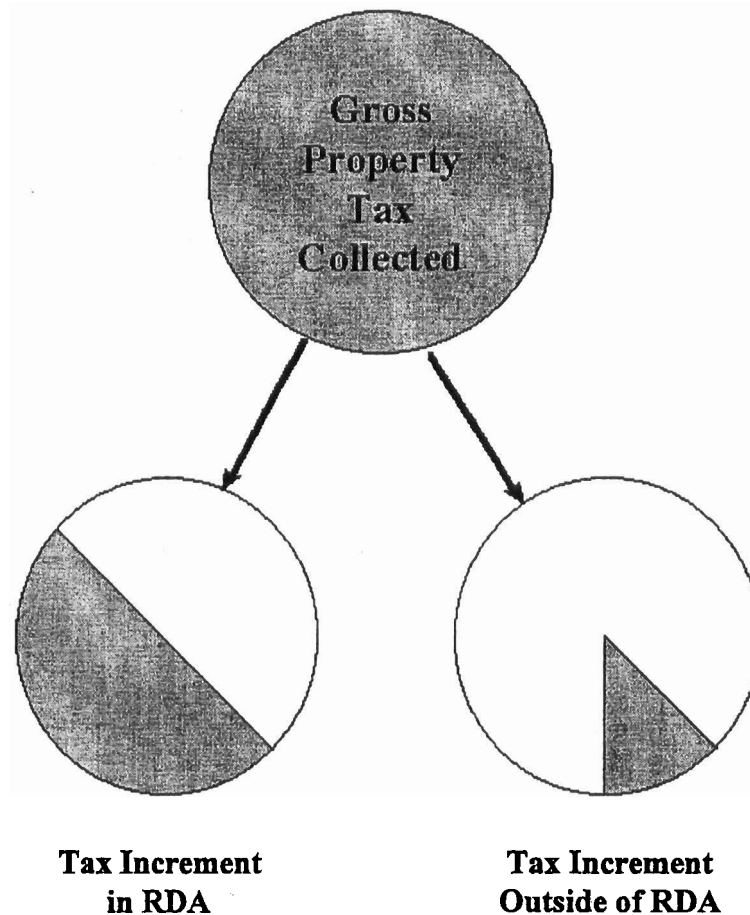
The question has been raised whether District B would compete for the same customers as in District A. Other cities have shown that competition yields vitality to a district and creates a business dynamic in which all the businesses benefit. A mall is based on this principle-- that offering many choices to potential shoppers will create a larger draw. Additionally, Paso Robles must compete as a whole with other cities as well. An expanded core will enhance Paso's position as a regional, commercial, social and cultural center attracting businesses and tourism. It is doubtful whether sprawl-type commercial would do this.

## B. Benefits of Development in Redevelopment Agency

There are significant advantages to developing commercial in the RDA (which encompasses District B) as opposed to outlying areas.

1. Larger garnish of property tax revenue from county back to community. More than three times that which we would otherwise receive if development occurs outside the RDA. (See following chart and analysis.)
2. Removal of blight in the heart of the community. How can one measure the economic benefits of this?
3. Reduction of sprawl and the cost to taxpayers to extend and maintain infrastructure (roads, sewers, bridges etc.) to outlying locations.

## Tax Increment Comparison



**Note\***

*RDA gets \$.52 per dollar of local share of property tax collected based on improvements and a maximum 2% appreciation above the 1987 base evaluation. Base evaluation is \$.17 per dollar of local share of property tax collected.*

**Net benefit for garnishing maximum property tax stream from County back locally is for new commercial in the RDA.**

**Summary of Alternatives**  
**Property Outside Redevelopment**  
**Area**  
**vs.**  
**Property Inside Redevelopment**

	<b>Alternative One Outside RDA <u>(Tax Rate - 17%)</u></b>	<b>Alternative Two Inside RDA <u>(Tax Rate - 52%)</u></b>
Area at Issue	600,000 sq. ft.	600,000 sq. ft.
Estimated Average Assessed Valuation @ \$50/sq. ft. (for generalized commercial)	\$30,000,000	\$30,000,000
Estimated Property Tax Rate 1.4%	\$420,000	\$420,000
Estimated Yearly Property Tax Stream from County	\$71,400	\$218,400
Estimated Yearly Property Tax Stream from County After 15 Years	\$1,071,000	\$3,276,000

**Estimated net amount that would otherwise  
not have come back to the community: \$2,205,000**

*\* These are basic simplified assumptions for the purpose of this study. It is understood that not all of the 600,000 sq. ft. in Sub Area B would be new construction initially and thus would not realize the full benefits of RDA tax increment.*

### III Land Use

#### A. Zoning

The Historic Downtown is zoned C-1-PD. The current zoning for Subarea B is a combination of C-2-PD and C-3-PD. This zoning (especially the C-3-PD portion) permits a wider range of land uses than would be encouraged by the proposed Design Guidelines. Property owners can voluntarily limit the land uses to fit the Design Guidelines, or the City can implement some type of zoning overlay (such as a Specific Plan or limitations under the Redevelopment Plan) to restrict the scope of land uses to fit the Design Guidelines.

Hotels and conference centers in the area are encouraged by the General Plan. This touches upon a key issue: some economically desirable uses that would be of benefit in this area may not be perceived as pedestrian-oriented. This is a massing and site planning issue. It is possible to design hotels, conference centers, light manufacturing etc. so they conform to urban considerations. The site planning for the Emergency Services Center is an example of how a seemingly unsympathetic use for this district can fit well into an urban context.

A diverse mix of uses would be healthy for the greater downtown and lend itself for development with current market demands. There is nothing wrong with mixed use with a caretaker unit on the first floor and residential above; the zoning allows for this. However, there is a strong reaction against a change in zoning to **allow density residential**. It should be noted that this area has been zoned commercial for a long time and most of the current ownership purchased the property with that zone in place. The edges of downtown are fine for apartment projects but not in the heart of downtown.

#### B. Transition

There has been some concern and a perception that existing residential would be pushed out. These existing uses are grandfathered in and can remain as long as the owner desires. Most of the residential in this area are not owner-occupied and are providing a return on someone's investment. Traditionally rents and property values are higher for commercial properties. At some point in the future residential property may change over to shops, offices, Bed and Breakfast etc. to create a better return on investment. We have seen this transition to commercial take place on Spring Street with the residential bungalows gradually converted to office and shops and eventually upgraded to a higher level of commercial.

What happens when a commercial building lands next to a residential property? There may be some conflict. At the workshop with the property owners, none of them seemed concerned with this issue. They were more afraid of cheap, ugly buildings going in next door.

### C. Parking

As stated in the guidelines, eventually there would have to be off-site parking for the future feasibility of this district. However, for the present and the near future (plus or minus five years), it is the old question of which comes first—the chicken or the egg. At this point we can only look to examples from other cities as well as our own. With the moratorium on our parking district we saw some significant development which led to more activity and greater numbers of people in the downtown. The parking is just now beginning to become a problem. When the downtown was in ill health in the not so distant past, there was plenty of parking.

There seems to be an urban business dynamic that if the place is nice enough, and at a certain level of density and offers enough choices, people will come and overcome most obstacles to get there. It wasn't until the 1980's that San Luis Obispo built its parking structures. But they had to have the town first or else there would not have been the need for additional parking. It should be noted that even with parking problems in San Luis Obispo, people find a way to get downtown. From a business standpoint, they created a more competitive shopping atmosphere and were able to put the mall, which had plenty of parking, out of business.

## IV Physical Constraints

### A. Alleys

By no stretch of the imagination are the Guidelines suggesting that the City retake old alleyways from the property owners. The question of eminent domain is not applicable. A study of property ownership (see enclosed map) shows that enough of the original alleys remain for the area to be built as envisioned by PAC and Main Street. Where alleys don't exist, the parcels have been consolidated into large enough blocks so that development could easily bring parking in from the side streets or by way of a mid-block pass-through into private parking lots behind the buildings. For example, the block from 10<sup>th</sup> to 9<sup>th</sup> and Spring to Park Streets is mostly one parcel. Parking could be brought into the interior of the block from 9<sup>th</sup>, Spring and Park Streets.

### B. Oak Trees

After a study of the area (see enclosed map) it should be noted that the location of the trees do not pose a significant threat to the District as envisioned by PAC and Main Street, i.e. zero set back buildings. Especially in the blocks between 11<sup>th</sup> to 8<sup>th</sup> Streets. Section 2.2(d) allows for variations on set backs so buildings can be constructed around the oak trees. In addition, a new section of the Guidelines—2.4—will state that oak trees may not be removed and siting of new buildings will be in accordance with the current City standard for set backs around drip lines. The location of oak trees can provide positive design opportunities by providing

courts or plazas creating a pleasant atmosphere for building users and pedestrians. In the blocks between 7<sup>th</sup> and 8<sup>th</sup> Streets there seems to be more oak trees in the back of the properties. Siting buildings toward the rear where the oak trees reside would pose a greater impact on the oaks than moving the buildings forward.

## V Other Concerns

### A. Building Character

There is some confusion from the Building Design Section as to what the building should look like. The fundamental concern of the guidelines is not for a preferred style or if the building is historical or contemporary. All these possibilities are encouraged. Rather, buildings help create quality urban spaces. This is the "scene" which brings people to pedestrian-oriented districts. The guidelines provide an inventory of general characteristics for pedestrian orientation that may be used if applicable to these buildings.

## VI Conclusion

This district in the heart of Paso Robles is now at a crossroads. Without reasonable shepherding by a planning process, there is likely to be an ad hoc collection of buildings with nothing more to offer to the community than their specific use. So much more is possible. Just look at the benefits of the Historic District. In 50 years District B really will be a historical commercial district in one mold or another. It is our responsibility now to put the guidelines into place which will guarantee that it develops in a way which, while consistent with the General Plan, still provides a quality, pedestrian-oriented, economically vital district.

## Commercial Development Observations and Statistics

- The area south of City Park (from 10<sup>th</sup> to 6<sup>th</sup> Street) has been commercially zoned for many years. Aside from the Redevelopment Agency's development standards, there have been no impediments to commercial development (property owners have had the option of proposing either zero setback commercial or other forms). Nevertheless, over the past decade or more there has been relatively little new development / redevelopment of the subject area.
- There are substantial private property investments in the subject area. Whereas some of the single and multi-family residential structures in the area show signs of deferred maintenance and obsolescence, other buildings are relatively recent in construction and well maintained. It seems unlikely that a number of property owners are going to be willing to replace their current investments without a strong economic incentive.
- Some land uses such as the Department of Motor Vehicles and Employment Development Department appear to be well established, and there seems no evidence to support an assumption that those facilities would willingly move into new quarters. Further, one could question the effect of such a move on the downtown area.
- The area contains some historic oak trees. Zero setback, intensive commercial development may not be consistent with preservation of the oaks.
- The historic downtown area (north of City Park) has a significant number of vacancies at second floor levels. It may be prudent to focus on the economic vitality of the historic downtown area before moving south of City Park.
- The land use policies of the 1980's and the 1991 General Plan and Zoning Code provided for both neighborhood and regional commercial land use and zoning at a number of locations outside the downtown area (Williams Brothers Plaza, Newlin Hastings' property at Creston and Niblick, Woodland Plaza I & II, and the Target shopping center).
- Considering only projects that have already been approved (Williams Brothers, Woodland, Target) or are currently under construction, there is the potential for more than 550,000 additional square feet of retail commercial development to be developed outside the downtown area (more than 210,000 square feet in Woodland Plaza, 300,000 in the Target center, and about 40,000 in the Williams center). In addition, there is substantial other commercial zoning throughout the City, and we can anticipate that there may be requests for additional commercial zoning (e.g. the former Almond Plant), depending upon the type of project that is proposed.



- The following table reflects available space for commercial development:

Commercial	1990		1997	
	Acres	Square Feet *	Acres	Square Feet *
Developed	298	2,439,300	363	3,243,900
Vacant	321	1,768,700	431	2,586,600
Underutilized	56	196,900	114	489,500
Unusable	196	0	62	0
TOTAL	872	4,404,900	970	6,320,000

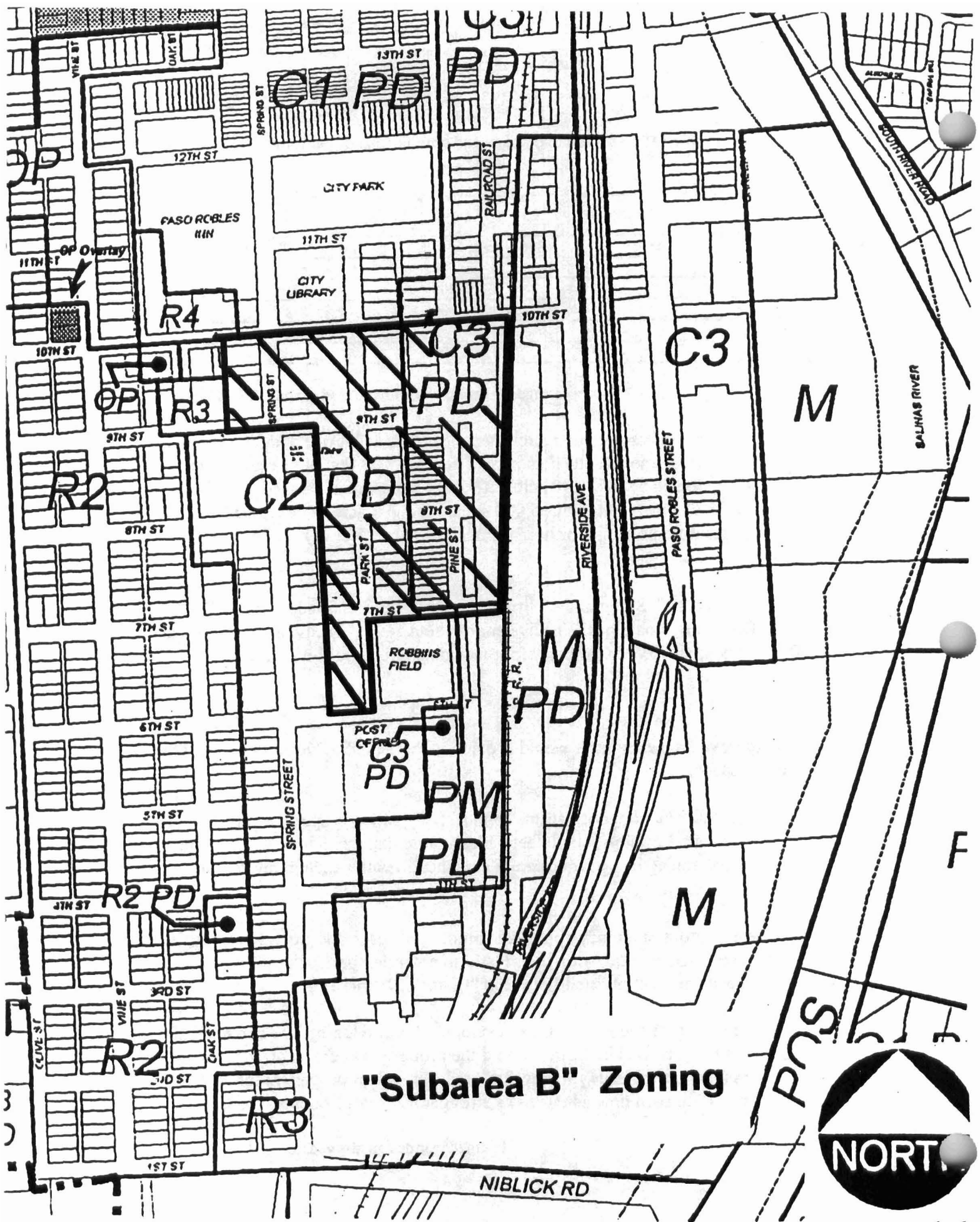
\* Square footage for vacant and underutilized is *potential* floor area.

- If one focuses only on vacant commercially zoned land, and if one deducts an estimate of 100 acres to accommodate the commercial development that has occurred since 1997, there would still be over 330 acres of vacant commercially zoned land that is available for development. At about 6,000 square feet per acre of developed space, that would constitute potential for nearly 2 Million square feet of new commercial space.
- The area between 10<sup>th</sup> Street and 6<sup>th</sup> Street that has been identified in the PAC draft as "Historic District B" contains the equivalent of about seven (7) city blocks, or about 630,000 gross square feet of property (not including public right-of-way).

**Conclusions:**

1. Existing approved developments would provide more than 550,000 square feet of new commercial space.
2. There is a substantial amount of vacant, commercially zoned property available (the equivalent of about 2 Million square feet). Please note that this figure does not include new commercial zoning being requested in conjunction with pending development applications.
3. In light of the amount of already approved commercial space and existing zoning, it would seem reasonable to question the near-term potential for development of 630,000 more square feet of retail / office in "Historic District B".
4. If one cannot anticipate the subject area developing / redeveloping into commercial / office space in the foreseeable future, should the property owners be provided some other options (such as the ability to develop / redevelop their properties for Multi-Family housing until such time as there is a stronger market for commercial land uses)?

h:\cra\99\pac design gl-standards 15 Apr 99



**"Subarea B" Zoning**



3444

EXHIBIT "A" *per Ord. 757*  
 TABLE 21.16.200  
 PERMITTED LAND USES FOR ALL ZONING DISTRICTS

**EXPLANATION OF CODES USED IN THIS CHART**

- P (permitted use) denotes a land use which is permitted.
- C (conditional use) denotes a land use which requires approval of a conditional use permit (CUP).
- N (non-permitted use) denotes a land use which is not permitted.
- T (temporary use permit) denotes a land use which requires approval of a temporary use permit per Chapter 21.23C.

**NOTES:**

1. All uses are subject to compliance with the general regulations and performance standards contained within Chapters 21.20 and 21.21, and specific limits and/or restrictions contained in chapters for specific zoning districts. Additionally, there may be limits and restrictions within overlay zoning districts and specific plan areas.
2. Any use not specifically listed below is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted, conditional or temporary use within a particular zoning district.

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
<b>A. Agriculture &amp; Animal Keeping</b>																			
1. Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
2. Animal Keeping																			
a. Bee keeping	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
b. Cattle, horse & sheep grazing	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P		
c. Commercial poultry, goat, rabbit farms & dairies	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
d. Hogs, pig keeping or farming	P	N	N	N	N	N	N	N	N	N	N	<del>N</del>	N	N	N	N	N		
e. Equestrian facilities.	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	C	C		
f. Exotic animals (other than dogs, cats, horses, cattle, sheep, pigs, poultry & rabbits)	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C		

ZONING DISTRICT

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	OF	CP	C1	C2	C3	RC	M	HM	AP	POS	
2. Animal keeping (cont'd)																		
g. Horse, cattle, sheep keeping accessory to residential use per Section 21.20.100 * C if lot size is less than 1 acre.	P	P	P*	P*	P*	P*	P*	N	N	N	N	N	N	N	N	N	P*	
h. Kennels, pet boarding	P	C	N	N	N	N	N	N	N	C	C	N	N	C	N	N	N	
i. Poultry & rabbit keeping accessory to residential use per Section 8.04.150	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P	
3. Crop processing & packaging (does not include wineries food processing involving cooking or similar activities)	C	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	
4. Crop production (includes dry and irrigated farming, orchards, vineyards * P if conforming to Section 21.16E.040	P	P	P*	N	N	N	N	N	N	N	N	C	C	C	C	P	P	
5. Feed lots, livestock auctions/sales yards	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
6. Fisheries, game preserves	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
7. Outdoor sales of agricultural products:																		
a. Year-round roadside produce stands and Certified Farmers Markets	C	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	
b. Seasonal stands (including Christmas trees and pumpkins)	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	
c. Seasonal stands with a caretakers unit	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T	
8. Wineries	P	C	N	N	N	N	N	N	N	N	N	P	N	P	P	P	C	
9. Wine-tasting Rooms	P	C	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P	

3447

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	DP	CF	C1	C2	C3	RG	M	PM	AP	POS	
<b>B. Residential</b>																		
1. Boardinghouse, roominghouse	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
2. Caretaker residence accessory to a business																		
a. one per business	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P
b. more than one per business	C	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	C	C
3. Convalescent care facilities/nursing homes	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N
4. Detached accessory buildings:																		
a. Second units for related senior citizens per Chapter 21.16D (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P
b. Guest house without kitchen facilities (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P
c. Non-dwelling accessory buildings (garages, storage sheds, etc.) as primary uses on a lot. Exception: a common lot with accessory structures may be created for condominium development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
d. Recreational Vehicle Shelters within interior side yard or rear yard setback and/or within building separation per Section 21.20.240	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
5. Group homes (convents, fraternities, sororities)	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
6. Home occupation business per Section 21.23.070	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

ZONING DISTRICT

LAND USE	AE	RA	R1	R2	R3	R30	R4	OF	CP	CL	C2	C3	RC	M	PV	AT	POS
7. Mobile homes (1 per lot):																	
a. As permanent dwellings	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. As temporary caretaker units during construction of a permanent building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
8. Mobile home parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
9. Multiple family (2 or more residential units per lot as a primary land use) * C in the area between 18th and 24th Streets and between Highway 101 and railroad.	N	N	N	P	P*	P	P	C	N	N	N	N	N	N	N	N	N
10. Residential care facilities (for elderly, handicapped, etc.):																	
a. 6 and fewer residents	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P
b. More than 6 residents	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N
11. Single family dwelling (detached, attached, condominium/townhouse unit) * DRC approval required (See Section 21.18.090) ** C if lot less than 1 acre (See Section 21.16F.020)	P	P	P	P	P	P	P	P*	N	N	N	N	N	N	N	N	P**
12. Temporary farm labor housing	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>C. Institutional, Public &amp; Quasi-Public</b>																	
1. Cemeteries (including pet cemeteries) * In Airport Clearzone only.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2. Churches (including meeting halls & Sunday schools)	C	C	C	C	C	C	C	C	N	C	C	C	N	C	N	N	N
3. Day care centers:																	
a. 6 children or fewer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
b. More than 6 children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

2449

ZONING DISTRICT

LAND USE	ZONING DISTRICT															
	AG	RA	R1	R2	R3	R30	R4	DP	GP	G1	C1	C2	C3	PM	AP	POS
4. Libraries, museums and art galleries (private) * Sec Section 21.18.020(e)	C	C	C	C	C	C	C	P*	P	P	P	P	P	P	P	C
5. Convention centers (private)	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P
6. Public facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P
7. Public parks, playgrounds, ballfields	N	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P
8. Public utilities facilities:																
a. Wells, pump stations, switching and relay boxes	P	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P
b. Pipelines & power transmission lines	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P
c. Water tanks, electrical substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
9. Schools:																
a. Public, all levels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
b. Private, all levels	N	N	C	C	C	C	C	N	C	C	C	C	C	C	C	N
c. Business, trade, dance schools	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N
10. Social halls, clubs, lodges, scout huts and fraternal organizations * See Section 21.18.020	N	N	C	C	C	C	C	P*	C	P	P	P	P	P	P	C
<b>D. Communications</b>																
1. Broadcasting studios	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N
2. Transmission & receiving stations (not including ham operators, private microwave and radio dispatch)	P	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N

ZONING DISTRICT

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	CI	C1	C2	C3	RC	M	PM	AP	POS	
<b>Private Club and Commercial Recreation</b>																			
<b>1. Indoor Facilities:</b>																			
a. Amusement arcades (video games, pinball, etc.) 4 or more games constitutes an arcade.	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N	N
b. Bowling alleys	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	N
c. Card rooms	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N	N
d. Dance halls, dance schools	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N	N
e. Gyms, health spas, etc.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P
f. Pool/billiard halls	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	N
g. Racquetball, handball courts	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P
h. Shooting Range	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
i. Skating Rink (ice, roller)	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	N
j. Theaters (* Requires a finding that a theater will not be detrimental to the City's efforts to revitalize the downtown.	N	N	N	N	N	N	N	N	C*	P	C*	C*	C*	C*	N	N	N	N	N
<b>2. Outdoor facilities:</b>																			
a. Amusement parks (permanent)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N
b. Ballfields, playgrounds, stadiums and amphitheaters	N	C	C	C	C	C	C	C	N	N	C	C	C	C	C	N	C	C	C
c. Carnivals, circuses, fairs, festivals, concerts, etc.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
d. Golf course, driving ranges	N	C	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P	P	C
e. Hot springs resort/spa	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
f. Miniature auto/go-cart courses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
g. Miniature golf	N	N	N	N	N	N	N	N	N	P	P	P	P	P	C	N	C	N	N
h. Off-road vehicle courses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
i. Pools, waterslides	N	N	C	C	C	C	C	C	N	N	C	C	C	C	C	N	C	C	N
j. Shooting ranges	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
k. Tennis courts	N	C	C	C	C	C	C	C	N	N	P	P	P	P	P	P	C	C	C
l. Rural recreation & camping	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

3451



ZONING DISTRICT

LAND USE	ZONING DISTRICT																	
	AC	RA	R1	R2	R5	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
<b>F. Retail Commercial</b>																		
1. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																		
a. Parts sales (indoors, without installation)	C	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N	
b. Vehicle Sales (including auto service as accessory use):																		
(1) New and 25 percent or less used	C	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	
(2) More than 25% used	C	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N	
2. Building Materials	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	C	N	
3. Cocktail Lounges & bars	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N	
4. Florist	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	P	N	
5. Food & beverage sales (groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
6. Fuel Dealers (propane, butane, fuel oil, gasoline, diesel fuel)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N	
7. Furniture, appliances, home furnishings	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	
8. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
9. Mobile home sales	N	N	N	N	N	N	N	N	N	N	N	C	C	C	P	C	N	
10. Nurseries:																		
a. retail	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P	P	N	
b. wholesale (not open to public)	P	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	
11. Outdoor sales:																		
a. Peddlers	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N	

3452

ZONING DISTRICT

LAND USE

	AG	RA	RU	RC	R30	R4	OP	CP	CI	C2	C3	RC	M	PM	AP	POS
11. Outdoor sales (cont'd):																
b. Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N
c. Parking lot sales and other promotional events where only on-site businesses are participating (7 days or less)	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
12. Pet stores	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
13. Restaurants:																
a. Drive-through (* P if more than 300 feet from the nearest residential zone; C if 300 feet or less from the nearest residential zone.	N	N	N	N	N	N	N	N	N	P*	P*	P*	P*	P*	P*	N
b. Sit-down and/or walk-up * P if 5,000 sq ft or less in gross floor area or if more than 5,000 gross sq ft and located between 6th and 16th Streets and between Riverside Avenue and Vine Street; C if more than 5,000 sq ft with a finding that such a restaurant will not be detrimental to the City's efforts to revitalize the downtown.	C	N	N	N	N	N	C**	P*	P*	P*	P*	P*	P*	P*	P*	N
** Spring Street only.																
c. Outdoor seating																
* Spring Street only.	C	N	N	N	N	N	C*	P	P	P	P	P	P	P	P	N
d. Where liquor is served	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
e. Accessory to a golf course or resort/spa (outdoor seating and liquor service included)	C	N	C	N	N	N	N	N	C	P	P	P	P	P	P	P

3453

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	OF	CP	C1	C2	C3	RC	M	TM	AT	POS	
13. Restaurants (cont'd):																		
f. Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than seven days)	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N	
g. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (seven days or less)	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
14. Secondhand merchandise:																		
a. Antiques	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	
b. Clothing, furniture and household goods:																		
(1) Without donation drop-off	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	
(2) With donation drop-off	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	N	N	
c. Swap meets, flea markets	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	
15. Service Stations:																		
a. Without auto service uses	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
b. With auto service uses	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N	
<b>G. Service Commercial</b>																		
1. Appliance repair	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
2. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																		
a. Body and paint (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	C	N	
b. Carwashes	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N	
c. Detailing	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	P	N	
d. Rental and accessory services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	
e. Repair, parts installation (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N	

3454

ZONING DISTRICT

LAND USE	AG	RA	R1	R2	R3	R30	R4	OF	CP	CF	C1	C2	C3	RC	M	PM	AT	POS
3. Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N
4. Equipment rental (includes outdoor storage)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N
5. Financial services (banks, savings & loans, credit unions)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	P	N
6. Health care services:																		
a. Clinics, social services facilities	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	C	N
b. Emergency/urgent care centers including outpatient services	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
c. Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
d. Offices for physicians, dentists, chiropractors, psychiatrists, etc * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P	P*	P	C	P	N
7. Laundries and dry cleaning plants (does not include laundromats or non-plant laundries)	N	N	N	N	N	N	N	N	N	N	C	C	P	N	P	N	P	N
8. Offices (general: including insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.) * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P	P*	P	P	P	N

3455

LAND USE	ZONING DISTRICT																
	AG	RA	RI	R2	R3	R30	R4	OF	CR	CI	C2	C3	RC	M	PM	AP	POS
9. Real estate sales offices (within approved development projects)	N	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N
10. Personal services:																	
a. Barber/beauty shops, nails & tanning salons, massage	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N
b. Laundries, non-plant	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N
c. Laundromats	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N
d. Locksmiths	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N
e. Mortuaries (* if located within 300 feet of existing cemetery)	N	N	N	C*	C*	C*	C*	N	N	C	C	C	C	C	N	C	N
f. Parcel services	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
g. Tailor/dressmakers, alterations, shoe repair	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N
11. Printing, publishing, blueprinting, duplicating	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
12. Recycling																	
a. Collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N
b. Composting, green waste	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
13. Small motor repair (electrical motor rewinding lawnmower repair, etc.)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N
14. Upholstery (includes Auto Upholstery)	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N
<b>H. Transient Lodgings</b>																	
1. Bed & breakfast inns (* See Chapter 21.15A)	C	C	C*	C*	C*	C*	C*	C*	N	P	P	P	P	P	N	P	C

ZONING DISTRICT

LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	CI	C2	C3	RC	MJ	FM	AP	POS
2. Hotels & motels * Requires a finding that a hotel or motel will not be detrimental to the City's efforts to revitalize the historic downtown	C	N	N	N	N	N	N	N	N	P	P	P	C*	P	N	P	C
3. Recreational vehicle parks	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	C	C
<b>1. Wholesale &amp; Storage</b>																	
1. Mini-storage facilities	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
2. Temporary construction yards in conjunction with valid building permit on the site of the building permit or on the immediately adjacent property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3. Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
4. Warehousing	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N
5. Wholesale & distribution (not including truck terminals and fuel dealers)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N
6. Vehicle storage lots (autos, recreational vehicles, boats, trailers, trucks, construction and farm equip. as freestanding, commercial businesses)	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N
<b>2. Manufacturing &amp; Processing</b>																	
1. Apparel manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
2. Chemical products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N
3. Concrete, gypsum & plaster products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N

34-57

LAND USE	ZONING DISTRICT																
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
4. Electrical equipment, electronic & scientific instruments manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
5. Food & kindred products processing (includes wholesale bakeries; does not include crop processing & packaging or meat packing/slaughterhouse)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
6. Furniture & fixtures manufacturing (does not include cabinet shops)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
7. Glass products manufacturing (does not include stained glass and glassblowing by artisans)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
8. Lumber & wood products manufacturing, processing & assembly:																	
a. Cabinet shops	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
b. Prefabricated walls & trusses, firewood, plywood & veneer mills	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
9. Machinery, motor vehicle and transportation equipment manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
10. Meat Packing, slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11. Metal industries: primary (includes foundries, smelting, refining, extruding, casting and plating)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
12. Metal fabrication (indoors only, includes sheet metal, machine shops, welding)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
13. Mobile home & modular building manufacturing & assembly (indoors only)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N

3458

ZONING DISTRICT

LAND USE	AG	BA	RI	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	FM	AP	POS
14. Outdoor manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N
15. Paper products manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
16. Paving materials manufacturing & processing (including roofing tar creosoted wood)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
17. Plastics, fiberglass, and rubber products manufacturing, processing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
18. Recycling & scrap processing (includes auto dismantlers)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N
19. Small scale manufacturing & assembly (includes artisans, jewelry, toys, brooms & brushes, etc.)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
20. Stone & cut stone products processing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
21. Structural clay & pottery-related products manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
22. Testing laboratories (soils & materials testing, research and development)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
23. Textile mills	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
<b>K. Resource Extraction</b>																	
1. Sand & gravel mining	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C
2. Fill dirt mining	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C
<b>L. Transportation</b>																	
1. Airport, landing strip, helicopter operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
2. Bus stations:																	
a. Public	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
b. Private	N	N	N	N	N	N	N	N	C	C	C	-C	C	C	C	C	N

34-59



ZONING DISTRICT

LAND USE AG RA R1 R2 R3 R30 R4 OP CP C1 C2 C3 RC M PM AP POS

LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
3. Parking lots:																	
a. Public (including park & ride lots)	N	N	C	C	C	C	C	C	P	P	P	P	P	P	P	P	N
b. Private off-street parking for commercial and industrial uses	N	N	C	C	C	C	C	C	P	P	P	P	P	P	P	P	N
4. Truck terminals	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N
5. Truck stops	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
<b>M. General Accessory Uses Common to Most Zones</b>																	
1. Canopies & structures which project into the public right-of-way (subject to approval of an encroachment permit)	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N
2. Outdoor storage of materials and equipment (as an accessory use):																	
a. If property and adjacent streets are improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
b. If property and adjacent streets are <u>not</u> improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	N
3. Outdoor display of merchandise for sale or rental in accordance with Section 21.21.120	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N
4. Non-conforming uses and buildings (in conformance with Sections 21.20.340 and 21.20.350):																	
a. Replace existing non-conforming use with a new, less non-conforming use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

34-60

ZONING DISTRICT

LAND USE	AG	RA	R1	R2	R3	R30	R4	OF	CF	G1	C2	CF	RC	M	PM	AP	POS
4. Non-conforming uses and buildings (cont'd)																	
b. Additions to existing buildings containing a non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N
c. Restoration of destroyed residential non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N
d. Restoration of destroyed residential non-conforming building to previous state of non-conformity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
e. Lot line adjustment between two buildings with non-conforming setbacks	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
5. Trailer/temporary building use:																	
a. For a construction office (within approved development projects)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
b. For a place of business/office:																	
(1) in conjunction with an existing on-site business (two year maximum)	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T
(2) in conjunction with the construction of a building and with available paved parking (maximum of one year)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
(3) permanent	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

34-61

KL  
EG

RESOLUTION NO. GRA-89-11

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY  
ADOPTING STANDARDS FOR DEVELOPMENT FOR A PORTION OF  
THE PASO ROBLES REDEVELOPMENT PROJECT AREA  
(AMENDMENT TO BOUNDARIES OF SUB-AREA "A")

WHEREAS, the PASO ROBLES REDEVELOPMENT AGENCY ("Agency") is carrying out a Redevelopment Plan adopted for the Paso Robles Redevelopment Project Area; and

WHEREAS, Section 500.53 of the Redevelopment Plan authorizes the establishment of Standards for Development for areas within the Redevelopment Project; and

WHEREAS, on May 8, 1989 the Agency adopted Standards for Development for Sub-Area A (retail commercial uses for the portion of Project Area) and Sub-Area B (retail-complementary infill development); and

WHEREAS, the City Council is to effectuate the Standards for Development through the adoption of a Planned Development (PD) zoning overlay; and

WHEREAS, in its review of the Standards for Development and the geographic extent of the two sub-areas, the Redevelopment Project Area Committee (PAC) has recommended that the boundaries of Sub-Area A be extended to include a larger site for potential retail commercial development; and

WHEREAS, notice was published and sent to property owners in the geographic area that is proposed to be included as new boundaries for Sub-Area A and a public hearing was held on September 11, 1989 for the purpose of considering the expansion of Sub-Area A;

NOW, THEREFORE, the Agency hereby resolves as follows:

SECTION 1. The Standards for Development, adopted on May 8, 1989, shall be the basis for new development in Sub-Area A. The boundaries of Sub-Area A are hereby expanded and amended to include an area generally bounded by 11th Street on the North, Spring Street on the West, 8th Street on the South, and Pine Street on the East. The new boundaries of Sub-Area A are described in the exhibit attached hereto and made a part hereof as Exhibit "A".

SECTION 2. The Agency Secretary shall certify to passage and adoption of this resolution and the same shall thereupon take effect and be in force.

34-62

ADOPTED AND APPROVED this 11 day of September, 1989

PASO ROBLES REDEVELOPMENT  
AGENCY



Chairman Kevin Dolan

ATTEST:

  
Secretary Jerry Bankston

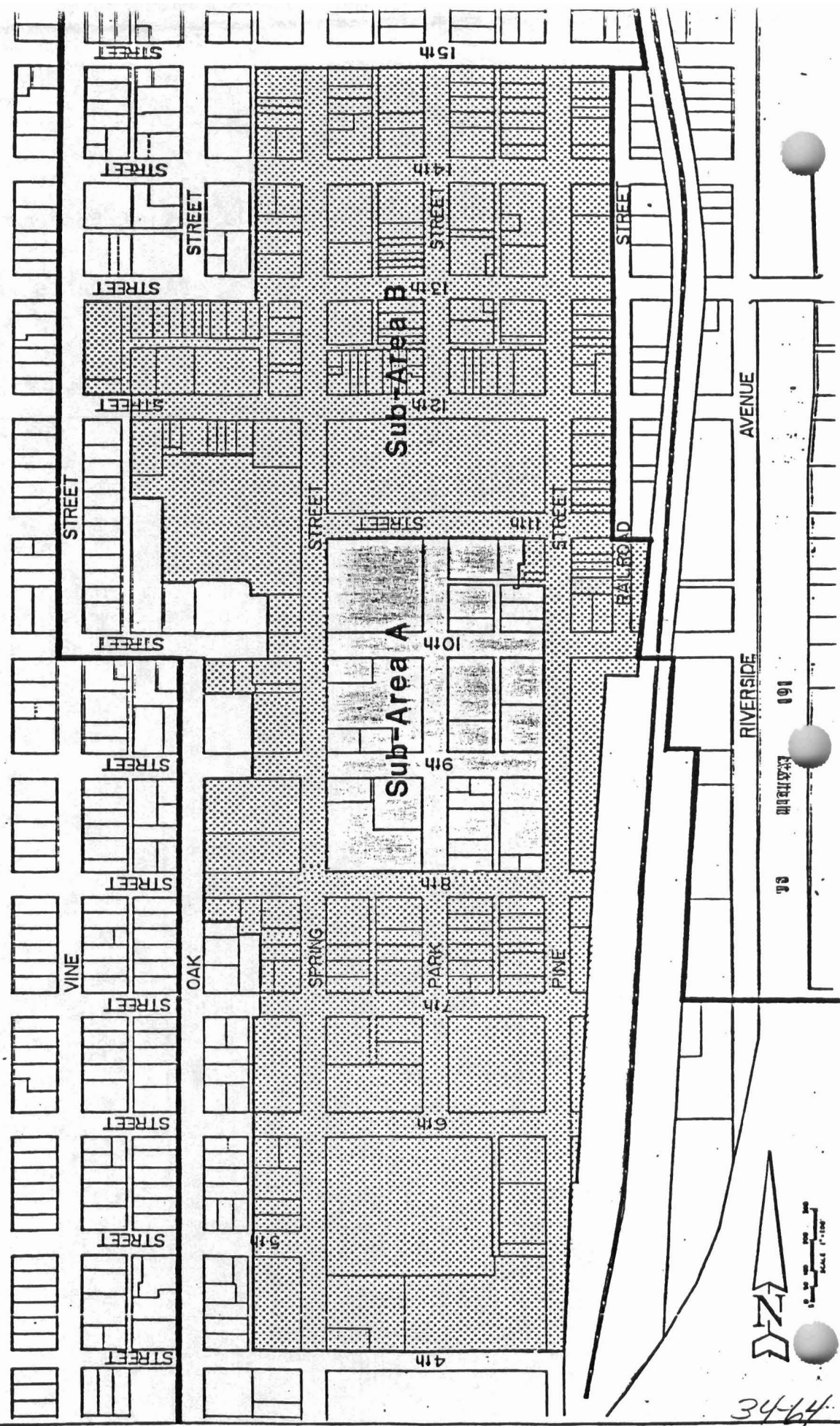
EXHIBIT "A"

9/11/89

PROJECT AREA COMMITTEE BASE MAP OF THE  
**CITY OF EL PASO DE ROBLES**  
SAN LUIS OBISPO COUNTY, CALIFORNIA

\*DOWN TOWN BUSINESS SECTION\*

**Redevelopment Site Subject to Standards for Development**



34-64

## STANDARDS FOR DEVELOPMENT FOR A PORTION OF THE PASO ROBLES REDEVELOPMENT PROJECT

The Site, consisting of two Sub-areas and described on the Site Map attached hereto as Attachment No. 1, contains a total of approximately thirty-three (33) acres of land area. Sub-area "A", consisting of approximately 16.3 acres, is proposed for new retail development; Sub-area "B" is for retail-complementary infill development. The total Site shall be redeveloped in accordance with the following controls and restrictions and for the following purposes:

### I. Improvements

The basic development of Sub-area "A" of the Site shall contain approximately 160,000 square feet of commercial retail use. Sub-area "B" of the Site shall be intensively developed with retail, entertainment, or compatible service land uses.

All land uses proposed for the Site shall be subject to the City's Planned Development (PD) development review process and a Conditional Use Permit (CUP) to insure compatibility of the land uses with the purpose and intent of making Paso Robles the North County commercial retail center.

Buildings shall be constructed in conformity with the City's Municipal Code and in accordance with Agency approved preliminary construction drawings, plans, and specifications.

### II. Architecture and Standards

Sub-area "A" of the Site is to be developed in a architectural style reflecting use of construction materials and style elements that compliment and match the existing character of Downtown Paso Robles. All buildings will be limited to thirty-five (35) feet in height to achieve a low profile impact. Exceptions to the height limitation may be permitted for non-occupied architectural features.

Sub-area "B" of the Site is to be developed in a manner consistent with the purpose and intent of the Downtown Paso Robles Design Guidelines, with maximum building heights limited to surrounding structures.

### III. Development Standards

A. Parcel Coverage. There is no specific limitation on the percent (%) of the Site that shall be covered by buildings and structures. However, structures shall be placed on parcels at street-facing locations in a manner designed to encourage pedestrian traffic and maintain the building setback pattern of the historic Downtown Paso Robles Area.

# CITY OF EL PASO DE ROBLES

- B. All buildings shall be of such design and construction of such materials which will create unity within the development. Buildings shall be constructed in conformity with the City's Municipal Code and in accordance with Agency approved preliminary construction drawings, plans and specifications.
- C. Building Height. Building height for occupied structures shall not exceed thirty-five (35) feet.
- D. Setbacks. Building front and side lot setbacks along public streets shall be a minimized. Off-street parking areas shall maintain a minimum five (5) foot wide, heavily landscaped area throughout the perimeter.

Buildings in Sub-area "A" shall be designed as part of a coordinated design plan that focuses building orientation and pedestrian access north toward the City Park.

Setbacks in Sub-area "B" shall be consistent with existing Downtown Paso Robles development patterns.

- E. Sound Wall. Where any outdoor activity areas that are noise generating are located, including but not limited to truck loading areas, special attention will be directed to the construction of a decorative sound wall erected on the rear property line abutting residential properties. The wall shall be properly treated to insure maximum noise attenuation as well as being architecturally compatible with building within the development. The final height, type, texture and color shall require approval by the Agency.
- F. Noise. The development shall not cause noise levels to exceed five (5) decibels above the ambient noise level. The developer shall incorporate mitigating design features to maintain noise levels below the maximum level at the property line adjacent to residential property. If so determined at a later time that noise levels have exceeded the maximum level, the developer shall be responsible for correcting this matter. The development shall conform with Noise Ordinance
- G. Screening. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping, or other decorative enclosures to the extent and in the manner required by the Agency. Chain link fencing, with or without slats, is not acceptable as a screening or fencing material. Roof-mounted equipment shall be screened from view. Equipment and vents shall be painted to match the color of the roofing providing a uniform surface from above. In no case will equipment project above the top of the parapet.

H. Signs. Proposed signs shall be designed to contribute positively to the aesthetic environment and shall be in conformity with the City's Municipal Code and standards set forth by the Agency. A uniform sign program shall be developed and presented as part of the precise plan package. All new signs shall be subject to Agency or delegated review and approval.

I. Landscaping. The developer shall provide and maintain landscaping within the public right-of-way, within setback areas, and on the Site, in accordance with the preliminary construction and landscaping plans. The landscaping concept shall be developed to compliment the proposed structures.

For Sub-area "A", landscaping shall be designed to provide a buffer between the Site and any adjacent residential development. Specimen-sized trees shall be incorporated throughout the development to define the boundaries of Sub-area "A" of the Site. Planting areas within walkways and adjacent to buildings shall feature different tree forms of a small scale, shrubs, and ground cover, and shall be subject to Agency approval before planting. A minimum of ten (10)% of the total development shall be landscaped, and, where appropriate to the type of vegetation, maintained with an automatic sprinkler and/or drip irrigation system.

J. Vehicular Access. The placement of vehicular driveways shall be coordinated with the needs of proper street traffic flow. In the interest of minimizing traffic congestion, the number and location of curb breaks shall be in accordance with approved basic drawings.

K. Parking. On-site and/or off-site parking for the development shall be in conformity with the City's Municipal Code.

No parking space shall be located in a setback area, except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from the Site will not cross public sidewalks. Parking spaces visible from streets shall be screened as necessary to prevent unsightly or barren appearance.

L. Loading. Loading and unloading space shall be provided as required by the City's Municipal Code. Loading spaces shall be located in a manner to avoid interference with public use of sidewalks and streets, and shall be constructed so that storm and surface waters will not drain across public sidewalks. Loading spaces visible from streets shall be landscaped or screened to prevent unsightly or barren appearance. Loading areas shall not front or be within parking areas fronting on streets.



# CITY OF EL PASO DE ROBLES

M. Utilities. All utilities for the Site shall be placed underground in accordance with the Paso Robles Municipal Code and approved by the City Engineer. The utilities on the Site shall be undergrounded at the Developer's expense.

N. Lighting. The Site, including parking areas, shall be properly and adequately illuminated. All such lighting shall be completely shielded from adjacent properties and adjoining streets. In no case shall lighting be allowed to cause a nuisance to adjacent residential properties.

Thematic lighting standards are to be used in the parking area. Said lighting standards shall be designed to not spill excess light over into bordering residences. The Site lighting plan shall be subject to Agency review and approval.

O. Refuse Containers and Service Facilities. Refuse containers and service facilities shall be located so that they are inconspicuous as possible and shall be screened by masonry walls and solid gates.

P. Variations to Standards for Development. Variations to this Standards for Development will be considered only when it has been determined that said variations will not result in any adverse effects.

All requests for variations to this Standards for Development will be considered and addressed during formal Planned Development (precise plan) review.

EXHIBIT "A"

APPROVED 5/8/89

AMENDED 9/11/89

h:cra\dsndev11.sep

RESOLUTION NO. RA 96-03

A RESOLUTION OF THE PASO ROBLES REDEVELOPMENT AGENCY  
AMENDING THE ADOPTED "STANDARDS FOR DEVELOPMENT" OF  
THE REDEVELOPMENT AREA TO INCORPORATE AN EXCEPTION CLAUSE  
FOR PROCESSING OF DEVELOPMENT APPLICATIONS PRIOR TO  
COMPLETION OF A MASTER PLAN FOR SUB-AREA A OF THE PLAN AREA

WHEREAS, the Paso Robles Redevelopment Agency ("Agency") is carrying out a Redevelopment Plan adopted for the Paso Robles Redevelopment Project Area; and

WHEREAS, Section 500.53 of the Redevelopment Plan authorizes the establishment of Standards for Development for areas within the Redevelopment Project; and

WHEREAS, on May 8, 1989 the Agency adopted Standards for Development for Sub-Area A (retail commercial uses for the portion of the project area) and Sub-Area B (retail-complementary infill development); and

WHEREAS, on September 11, 1989, the Agency modified the boundaries of Sub-Area A resulting in the current Sub-Area configurations, and

WHEREAS, a prerequisite for the processing of a development plan application for property within Sub-Area A is for a master development plan to have been established for the entire Sub-Area A, and

WHEREAS, the Redevelopment Project Area Committee (PAC) is conducting discussions for future recommendations to the Agency to initiate modifications to the respective Sub-Areas which will likely result in a more comprehensive set of standards for a series of design districts, and

WHEREAS, there has been expressed interest for new development and redevelopment to occur within portions of Sub-Area A of the Project Area which are dependent on a timely consideration of a development plan application, and

WHEREAS, there may be merit in processing certain development plan applications prior to completion of revised Standards for Development or a Master Design Plan for Sub-Area A when it can be found that such an action would be in the interest of implementing the adopted Redevelopment Plan.

NOW, THEREFORE, the Agency hereby resolves as follows:

SECTION 1. The Redevelopment Project Area "Standards for Development" are modified to allow the Agency to make exceptions to the Redevelopment Project Sub-Area A requirement for completion of a master development plan. With this modification to


the "Standards for Development", a Planned Development application could be processed for an individual site, subject to consideration of a recommendation by the Redevelopment Project Area Committee (PAC) to the Redevelopment Agency, and the Agency's subsequent finding that the processing of a Planned Development application would be in the interest of implementing the City of Paso Robles Redevelopment Plan.

SECTION 2. The Agency Secretary shall certify to passage and adoption of this resolution and the same shall thereupon take effect and be in force.

ADOPTED AND APPROVED this 6th day of August, 1996

PASO ROBLES REDEVELOPMENT  
AGENCY

  
Chairman, Duane Picanco

ATTEST:  
  
City Manager / Redevelopment Secretary  
Richard J. Ramirez

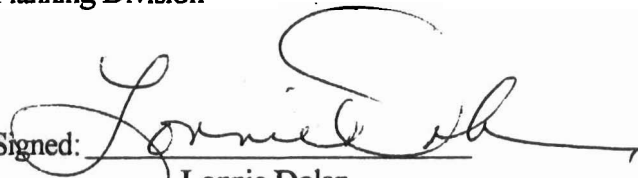
AYES: Heggarty, Iversen, Macklin, Martin, and Picanco.  
NOES: None  
ABSENT: None

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for project Design Guidelines for a portion of downtown Paso Robles for the meeting on September 7, 1999 (City Council)

Mailed on this 24<sup>th</sup> day of August 1999

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Lonnie Dolan

forms\mailaffi.691

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

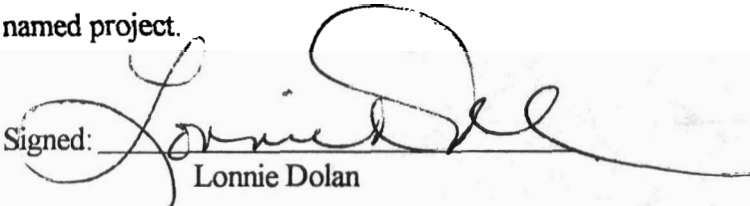
Newspaper: THE TRIBUNE

Date of Publication: August 25, 1999

Meeting Date: September 7, 1999  
(City Council)

Project: Public Discussion of Design  
Guidelines for a Portion of  
Downtown Paso Robles

I, Lonnie Dolan, employee of the Community  
Development Department, Planning 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:   
Lonnie Dolan

forms/newsaffi.691

NOTICE OF PUBLIC  
DISCUSSION  
DESIGN GUIDELINES  
FOR A PORTION OF  
DOWNTOWN  
PASO ROBLES  
NOTICE IS HEREBY  
GIVEN that the City  
Council and Redevelop-  
ment Agency of the City  
of El Paso de Robles will  
hold a Public Discussion  
of Design Guidelines for  
the future development /  
redevelopment of a por-  
tion of Downtown Paso  
Robles. The geographic  
area under discussion is  
generally bounded by  
10th Street on the north,  
the Union Pacific Rail-  
road tracks on the east,  
7th Street on the South,  
and Spring Street on the  
west.  
The proposed Design  
Guidelines have been  
prepared by a Subcom-  
mittee of Paso Robles  
Main Street. The City's  
adoption of the Design  
Guidelines has been rec-  
ommended by the City's  
Redevelopment Project  
Area Committee (PAC)  
and the City's Planning  
Commission. If adopted  
by the City Council /  
Redevelopment Agency  
in the form they have  
been recommended,  
compliance with the  
Guidelines would be  
voluntary.  
This Public Discussion  
will take place in the  
Community Room of the  
Paso Robles City Library  
/ City Hall, 1000 Spring  
Street, Paso Robles,  
California 93446, at the  
hour of 7:30 PM on  
Tuesday, September 7,  
1999 at which time all  
interested parties may  
appear and be heard.  
Copies of the staff  
report on this subject will  
be available for review  
(or purchase for the cost  
of reproduction) at City  
Hall starting Thursday,  
September 2, 1999.  
Copies of the proposed  
Design Guidelines are  
also available from the  
Main Street Office (835  
12th Street #D / Norma's  
Way; (805) 238-4103).  
Should you have any  
questions regarding this  
notice or related matters,  
please contact Bob Lata  
at (805) 237-3970 / e-  
mail: bcb@prcity.com  
Bob Lata, Community  
Development Director  
Aug. 25, 1999 5185005