

TO: James L. App, City Manager
FROM: Robert A. Lata, Community Development Director *mm for RAL*
SUBJECT: General Plan Amendment 4-99 - Part 2 of 2, and Rezone 99010 (Handley)
DATE: November 16, 1999

Needs: To consider a proposal filed by Jerry Handley to change the general plan and land use designations for the easterly 17,000 square feet of a 34,000 square foot parcel to establish consistent zoning and land use for that subject parcel.

- Facts:
1. The site is located at 3505 Spring Street and extends through to Oak Street. There is an existing two-story building on the eastern half of the parcel.
 2. This 34,000 square foot site is one parcel under a single property ownership. However, the site's zoning and land use designations are split. The western half has a Multiple Family designation and the eastern half has a Commercial designation.
 3. The existing General Plan land use designation for the portion proposed to be modified is CS (Commercial Service). The existing zoning is C2 (Highway Commercial). The applicant proposes to change these Commercial designations to Multiple Family designations to be consistent with the surrounding neighborhood and the remainder of the parcel.
 4. The modification would result in the single 34,000 square foot parcel being under one common general plan and zoning designation. Future development on the site would be part of a separate Planned Development (PD) application consideration.
 5. The General Plan Amendment portion of this request is part of the fourth cycle of the 1999 amendments to the City's Land Use Element. This is part two of that two-part general plan amendment.
 6. The Planning Commission at their meeting of October 26, 1999, recommended that the City Council approve this general plan and rezone request, along with an associated negative declaration environmental determination. The Commission's recommendation action passed on a unanimous 6-0 vote (Commissioner Finigan absent). The applicant's representative, Ken Nagahara, was the only public comment received.
 7. Attached for the Council's information is the staff report and materials prepared for and considered by the Planning Commission at their October 26, 1999 meeting.

Analysis and
Conclusion:

The applicant's goal is to establish a multiple family designation across this entire parcel so that he can convert the existing mixed use commercial structure on the eastern portion of the site into a conforming multiple family apartment building.

This parcel is the only parcel on this side of Spring Street and the entire surrounding block to have a commercial designation. The existing development pattern for the immediate adjacent area is entirely multiple-family .

The applicant's request would seem reasonable since it would result in future site upgrades and improved neighborhood compatibility.

The Planning Commission's unanimous recommendation to the City Council to approve the applicant's modification request was based on these noted factors.

Policy

Reference: California Environmental Quality Act (CEQA); General Plan Land Use Element; and Zoning Code.

Fiscal

Impact: No fiscal impacts are anticipated in conjunction with this land use modification.

Options: After consideration of all public testimony, that the City Council consider the following options:

- a. (1) Adopt a Negative Declaration for the General Plan Amendment and Rezone applications;
 - (2) Adopt the attached resolution granting approval to General Plan Amendment 4-99 which includes this component as part 2 of a 2 part general plan amendment;
 - (3) That the City Council introduce the attached Ordinance Amending Section 21.21.020 of the Zoning Code (Title 21) to establish R4,PD zoning for the site, and set December 7, 1999 for adoption.
- b. Amend, modify or reject the foregoing option.

Attachments:

1. Location Map
2. Resolution approving a Negative Declaration for General Plan Amendment 4-99 (Part 2 of 2), and Rezone 99010
3. Resolution approving the General Plan Amendment 4-99 (Part 2 of 2) to CS
4. Ordinance modifying the Zoning to a R4,PD designation
5. Staff Report prepared for October 26, 1999 Planning Commission meeting
6. Newspaper and Mail Notice Affidavits

h:\meg\1999\gpa and rz\cycle 4-99\handley\cc report

RESOLUTION NO. 99-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A NEGATIVE DECLARATION FOR
GENERAL PLAN AMENDMENT 4-99 (PART 2) AND REZONE 99010
(JERRY HANDLEY)

WHEREAS, Jerry Handley has filed the following applications:

- General Plan Amendment 4-99, Part 2 of 2, to change the land use category for the eastern 17,000 square foot portion of an approximate 34,000 parcel located at 3505 Spring Street from CS (Commercial Service) to RMF-M (Residential Multiple Family - Medium Density);
- Rezone 99010 to rezone the 17,000 square foot eastern portion of an approximate 34,000 square foot site from C2 (Highway Commercial) to R-4, PD (Residential Multiple Family, Planned Development Overlay); and

WHEREAS, an Initial Study was prepared for this project (on file in the Community Development Department), which concludes that the project as proposed would not have significant impacts on the environment, for reasons that are mostly related to the scale of the request and that the resulting change is likely to be more compatible with the surrounding neighborhood and potentially less intensive than the current commercial designation; and

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

WHEREAS, public hearings were conducted by the Planning Commission on October 26, 1999, and by the City Council on November 16, 1999 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed land use amendment and rezone; and

WHEREAS, based on the information contained in the Initial Study prepared for this land use and rezone, and testimony received as a result of the public notice, the City Council finds no substantial evidence that the project would have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for General Plan Amendment 4-99 (part 2 of a 2 part general plan amendment) and Rezone 99010, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 16th day of November, 1999, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Sharilyn Ryan, Deputy City Clerk

RESOLUTION NO. 99-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING GENERAL PLAN AMENDMENT 4-99

WHEREAS, the following applications to amend the Land Use and Circulation Elements were filed as parts of General Plan Amendment 4-99:

1. **Smith and Smith - HWY 46 East and Old Paso Robles Boulevard:** An application filed by the Paul Smith and Ernest Smith Trusts to change the General Plan Land Use Category for a portion of an approximate 34 acre site located on the northeast corner of Highway 46 East and Old Paso Robles Boulevard, west of Airport Road. The existing General Plan Land Use Category for the site is Agriculture (AG). This part of the General Plan Amendment proposal is to amend the AG (Agriculture) land use designation to CS (Commercial Service) consistent with the remaining portion of the 34 acre site that is under the same ownership.
2. **Jerry Handley - 3505 Spring Street:** An application filed by Jerry Handley to change the General Plan Land Use Category for an approximate 34,000 square foot parcel located at 3505 Spring Street. The existing General Plan land use category for the eastern portion of the site (approximately 17,000 square feet) is Commercial Service (CS) and is proposed to be changed to Residential Multiple Family - Medium Density (RMF-M). The General Plan Amendment request includes proposed Land Use Element text revisions that would establish policy in support of creating residential densities consistent with an existing neighborhood pattern when converting commercial uses and when findings can be made that the project would result in greater community benefit.

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

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Based on the information contained in the initial studies prepared for each parts, unanimously found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and recommended that the City Council approve Negative Declarations for these components;

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

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment;
- b. Considered the recommendations of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on this amendment;
- d. Found that there was no substantial evidence that the parts of this amendment would have significant adverse effects on the environment and approved Negative Declarations for the parts of this amendment in accordance with the California Environmental Quality Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the Land Use Element's Land Use Map (Figure LU-1) as shown on the attached Exhibits "A" (Part 1), and "B" (Part 2).

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the Land Use Element's Table LU-9 (Residential Multiple Family, Medium Density) Land Use Category Text as shown in Exhibit "C," to permit minor changes in permitted residential density when converting commercial uses and when findings can be made that such minor increases in density would result in a greater community benefit.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 16th day of November, 1999, by the following vote:

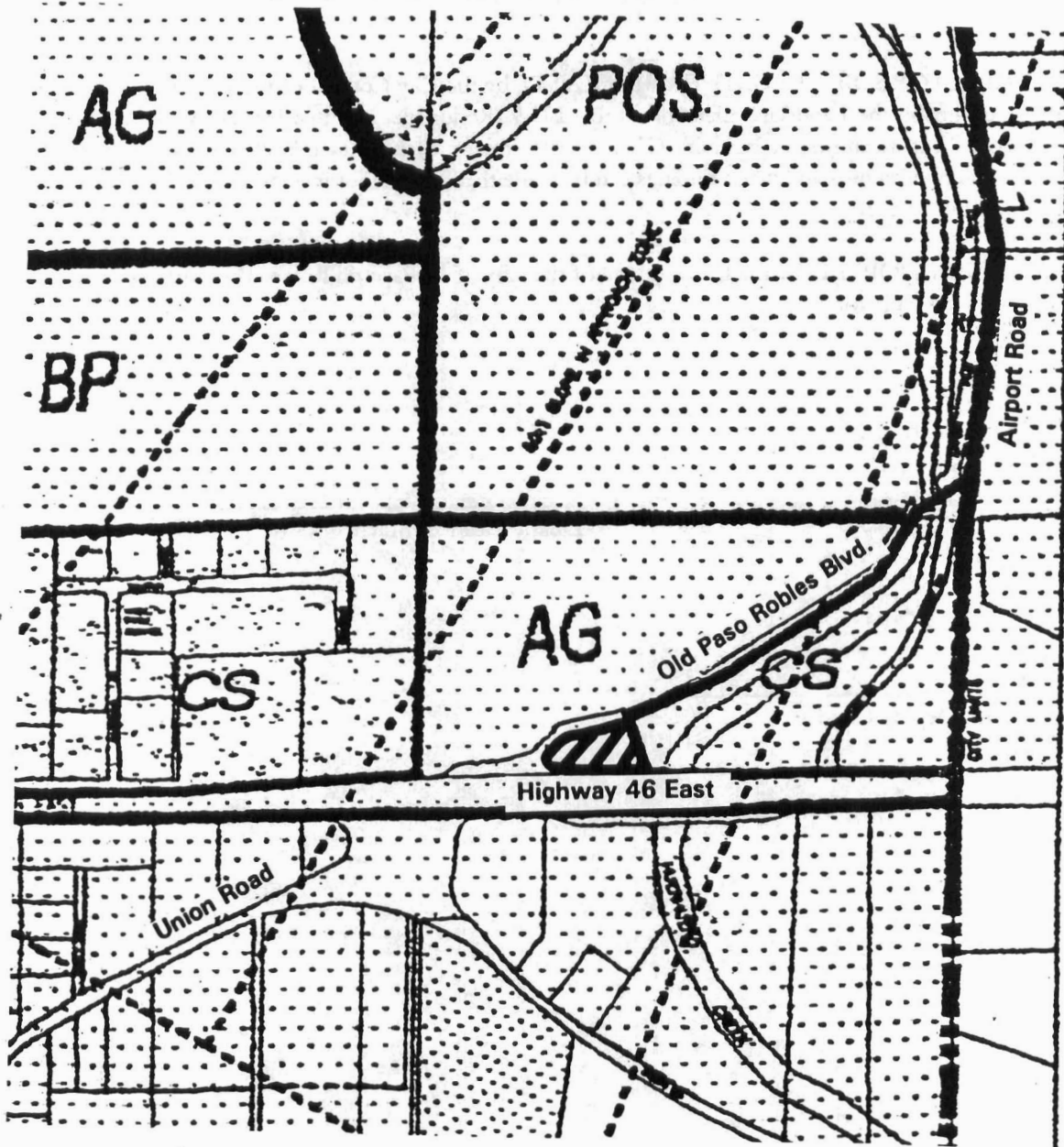
AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

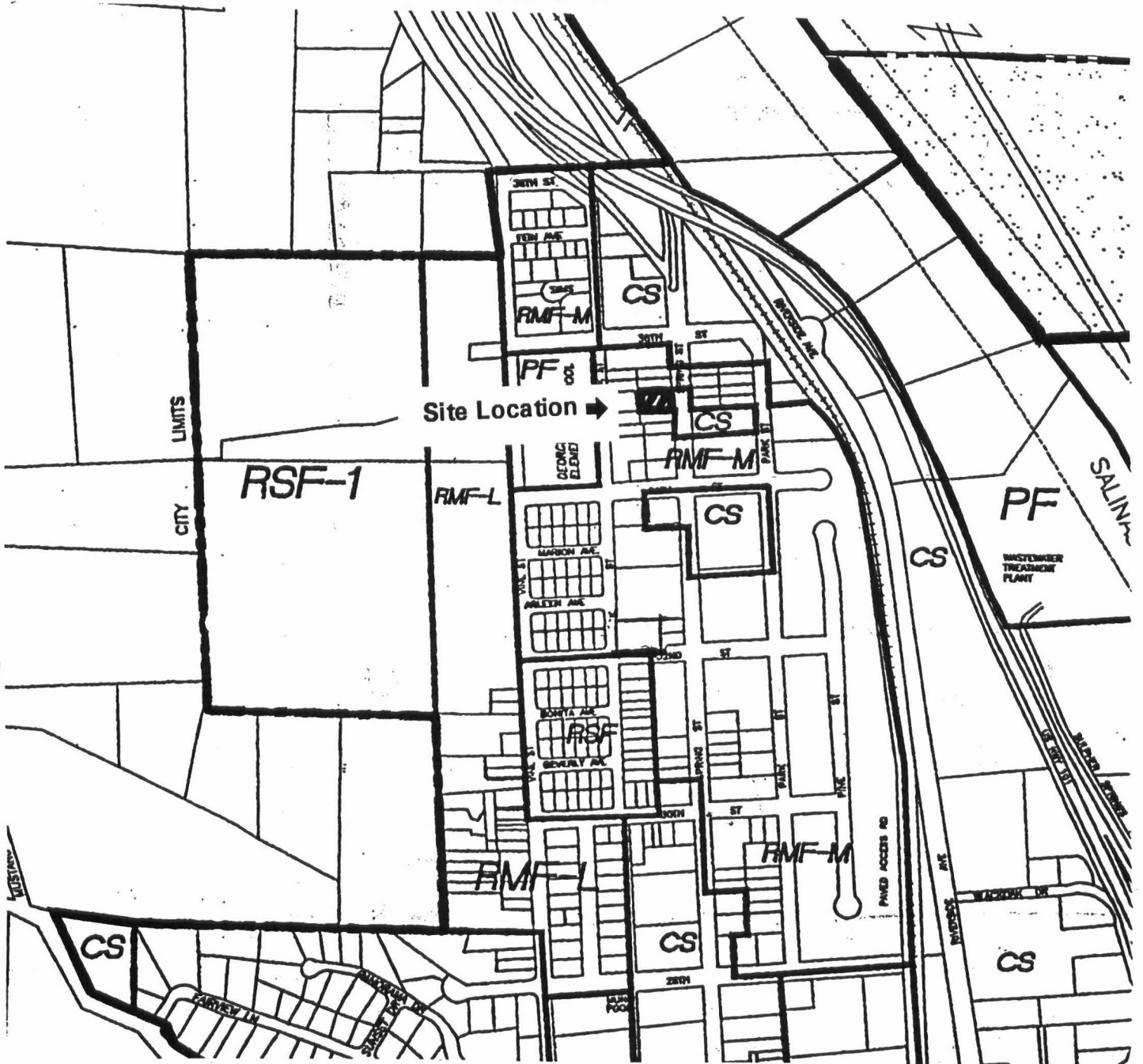
Sharilyn Ryan, Deputy City Clerk

EXHIBIT A



Change the Land Use Designation of a portion of a 34 acre parcel from AG (Agriculture) to CS (Commercial Service)

EXHIBIT B



Change the Land Use Designation of the eastern 17,000 square feet of 3505 Spring Street from CS (Commercial Service) to RMF-M (Residential Multiple Family – Medium Density)

**EXHIBIT C
GPA 4-99 (Part 2)**

Page LU-26 of the Land Use Element of the City of El Paso de Robles' General Plan shall be amended as follows with amended Text shown in Bold and Italicized font.

TABLE LU-9: RESIDENTIAL MULTIPLE FAMILY, MEDIUM DENSITY (RMF-M) LAND USE CATEGORY

Purposes:

- o To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units at densities up to 12 dwelling units per acre.
- o To provide multi-family development on sites that can accommodate increased density.
- o To meet the needs of persons seeking rental housing units, at various price levels;
- o To provide housing in close proximity to schools, shopping, and other services, including public transit;
- o To provide a transition zone between single family residential neighborhoods and higher traffic areas.

Generally-Permitted Land Uses: Single family residential housing, multiple family housing, churches, schools and radio broadcasting studios.

Population Density Anticipated:

- a. **Minimum Lot Size:** Minimum lot size will be the same as those prescribed for the Residential Multiple Family-Low (RMF-L) land use category.
- b. **Maximum Dwelling Unit Density:** The maximum permissible density is one and a half (1½) dwelling units (du) for every 4,000 square feet of net lot area, with a density cap of 12 du/acre. The City may establish lower maximum densities, on an individual site basis, based on hillside development ordinance and discretionary review requirements (e.g. subdivision maps and Planned Developments or their equivalents). The same restrictions on net lot area for the RMF-L category apply to the RMF-M category. *The City may also permit minor changes in permitted residential density above the stated 12 du/acre when converting commercial uses and when findings can be made that such minor increases in density would result in a greater community benefit (e.g. less intensive use of a site, improved residential neighborhood compatibility, and elimination of blight).*

Within the 20 year planning period, on the west side of the City, where the vast majority of the land in the RMF-M category is already subdivided into 7,000 square foot lots, it is expected that 50% of the land will be developed to its maximum capacity (i.e., that many lots will remain developed with only 1 or 2 du's) and that the expected dwelling unit density yield would be 6 du/acre (12 du/acre x 0.5).

Within the 20 year planning period, on the east side of the City, where there are several large vacant lots in the RMF-M category, it is expected that 75% of the land will be developed to its maximum capacity (i.e., that hillsides, oak woodlands and flood zones will reduce density) and that the expected dwelling unit density yield would be 9 du/acre (12 du/acre x 0.75).

c. Expected Population Density:

- (1) West Side: 15.4 persons/acre (2.57 persons/du x 6);
- (2) East Side: 23.1 persons/acre (2.57 persons/du x 9).

Building Intensity Anticipated: It is expected that dwellings will consist of attached and detached dwellings that are one to two stories in height and generally range between 600 and 1,500 square feet in area (excluding any garages or carports) and that the lot coverage will range between 25 and 40 percent.

ORDINANCE NO. ____ N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN
SECTION 21.12.020 OF THE ZONING CODE (TITLE 21)
(REZONE 99010 – JERRY HANDLEY)

WHEREAS, in conjunction with General Plan Amendment 4-99 (Part 2 of a 2 part General Plan Amendment), Jerry Handley has filed an application for Rezone 99010 to rezone the eastern 17,000 square feet of an approximate 34,000 square foot site from C-2 to R-4, PD; and

WHEREAS, the subject site is the eastern 17,000 square feet of a parcel located at 3505 Spring Street; and

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

- a. Considered the facts and analysis, as presented in the staff report prepared for this project (general plan amendment and rezone);
- b. Conducted a public hearing to obtain public testimony on the proposed project;
- c. Recommended that the City Council approve the proposed rezone; and

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

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission;
- c. Conducted a public hearing to obtain public testimony on the proposed project;
- d. Based on the information contained in the Initial Study prepared for this project, found that there was no substantial evidence that this project would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;
- e. Adopted a resolution to approve General Plan Amendment 4-99, of which this application is the Part 2 component, which enables Rezone 99010 to be in conformance with the General Plan;

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

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

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

SECTION 1. Section 21.12.020 of the Municipal Code (Zoning Map) is hereby amended as shown on the attached Exhibit A.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

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

SECTION 4. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 5. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

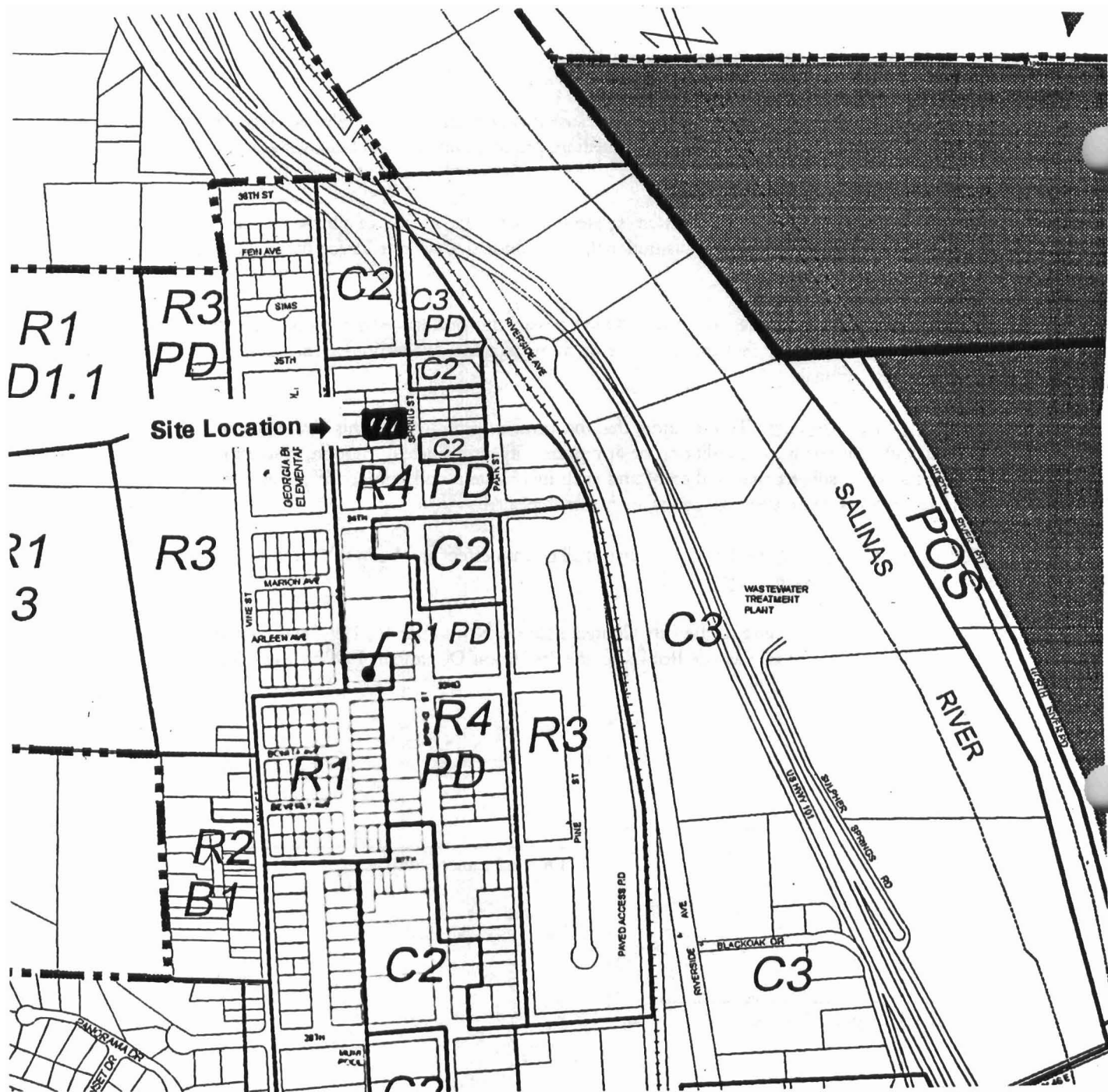
Introduced at a regular meeting of the City Council held on November 16, 1999, and passed and adopted by the City Council of the City of El Paso de Robles on the 7th day of December, 1999 by the following roll call vote, to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Sharilyn Ryan, Deputy City Clerk



Modifying the Zoning of the eastern 17,000 square feet of 3505 Spring Street from C2 (Highway Commercial) to R-4,PD (Residential Multiple Family, Planned Development Overlay)

**REZONE 99010
(HANDLEY)**

EXHIBIT A

DATE: 10/26/99 AGENDA ITEM # _____
() APPROVED () DENIED
() CONTINUED TO _____

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR *RAL*
SUBJECT: GENERAL PLAN AMENDMENT (GPA 4-99 - PART 2 OF 2) , REZONE 99010,
PLANNED DEVELOPMENT 99026 AND PARCEL MAP PR 99-068
(JERRY HANDLEY)
DATE: OCTOBER 26, 1999

Needs: To consider and make recommendations to the City Council regarding a proposal, filed by Jerry Handley, to change the General Plan Land Use Category and Zoning Designation for the easterly 17,000 square feet of an approximate 34,000 square foot parcel located at 3505 Spring Street. Also, to open and continue the public hearing on the Planned Development and Parcel Map applications to a subsequent Commission meeting.

Facts:

1. The subject parcel is located at 3505 Spring Street, and extends through to Oak Street at its western frontage. There is an existing approximate 4,000 square foot, two-story building on the eastern portion of the site. The upstairs portion of this building has historically been used for residential apartments, and the downstairs has been used for various commercial uses over the years.
2. The existing General Plan land use designation for the eastern portion of the site (approximately 17,000 square feet) is Commercial Service (CS). The western portion of the site (under the same ownership) has a land use designation of Residential Multiple Family – Medium Density (RMF-M).
3. The applicant proposes to modify the General Plan land use designation of the eastern half of the parcel to Residential Multiple Family – Medium Density (RMF-M), with a concurrent request to establish R-4, PD zoning. The remainder of the surrounding neighborhood has these same general plan and zoning designations.
4. The Planned Development and Parcel Map request proposes to divide the parcel equally and to construct five (5) new multiple family units on the western parcel, and to remodel the existing commercial use on the eastern parcel to include a total of eight (8) multiple family units. (Note: six of the units are existing and two units are proposed to be created through remodel of the downstairs commercial portion of the existing building).
5. The properties surrounding this site are already developed with apartments. The typical developed residential density is consistent with R-4 zoning (high density multiple family that have yielded up to 8 units on an approximate 17,000 square foot site area). However, since the time that the majority of this neighborhood was built out, the City's General Plan

land use policies were modified and the neighborhood was redesignated with a *medium density* land use category instead of high density. The same parcel size that under a high density land use designation would have yielded 8 units, now under a medium density land use designation would yield 5 units.

6. The applicant is proposing residential density on the western portion of the site that is consistent with current general plan policies and zoning standards. However, on the eastern portion of the site, where there has been historically a combination of residential and commercial, the applicant is requesting to "trade out" the commercial use to create a total of eight (8) units that are consistent with the existing development pattern of the neighborhood.
7. While the proposal to create 8-units is consistent with the development pattern of the neighborhood, it would not be consistent with the proposed Medium Density land use designation. (Note: A High Density designation requires a minimum lot size of 3-acres and would still be inconsistent with the requested density). Therefore, clarifying General Plan land use policy text is being proposed that would allow minor changes in permitted residential density when converting commercial uses and when findings can be made that such minor increases in density would result in a greater community benefit.
8. This application for land use modification could result in a net residential density increase of two (2) units for the eastern 17,000 square foot portion of the site (eight units are requested and six are existing). The additional two units are proposed in lieu of approximately 1,500 square feet of commercial space.
9. The recommendation to open and continue the public hearing on the Planned Development and Parcel Map portions of these applications is to allow for additional time to review and discuss project conditions with the applicant, consistent within the context of future General Plan policies that might be approved by the Planning Commission and City Council.
10. The focus of the current public hearing and Planning Commission consideration is the proposed land use and zoning patterns proposed by the applicant. The development details (site plan, landscaping and building elevations) for the remodel of the existing commercial site and the new development of apartments on the western portion of the site would be the subject of the Planned Development application.
11. The proposed General Plan Amendment and Rezoning applications are subject to the California Environmental Quality Act (CEQA). An Initial Study was prepared and concluded that the proposed change in land use and zoning would not have significant affect on the environment and that a Negative Declaration should be prepared. A copy of the Initial Study is on file in the Community Development Department.

**Analysis and
Conclusion:**

The existing commercial land use and zoning designation for the Spring Street half of this property is an "anomaly" within the neighborhood block. The existing commercial land use and zoning boundaries were drawn to include the existing commercial building that had long existed along this stretch of Spring Street. As this area developed over the years, the

neighborhood character became more solid in its residential development pattern. With the exception of this parcel, the geographic area west of Spring Street, between 34th and 36th Streets is now fully developed with multiple family apartments.

The commercial activities within the existing building have varied over the years. Records show that there has been a restaurant, a second hand merchandise store, and family counseling service offices in the downstairs portion. The building has more recently been vacant for either lack of a user or lack of compliance with building code occupancy requirements. The mixed use building has been in varied states of disrepair and sometimes the subject of health and safety violations.

The current owner has been slowly cleaning up the site, but has indicated his desire to upgrade and uniformly address the long-term occupancy pattern for the site. This proposal to modify the land use to multiple family and to remodel the building to comply with zoning and building code requirements would provide the opportunity to eliminate the historically problematic mixed use of the building and to eliminate a blighted situation.

While the request involves an increase of two units from the non-conforming density that exists now, the conversion of the downstairs commercial use to a more compatible development pattern with the neighborhood would seem to be a benefit to the neighborhood and the community. The conversion would also result in less intensive use of the site in terms of traffic generation and parking needs (the existing 1,500 square feet of commercial would require six parking spaces while two apartments would require four parking spaces).

The proposed residential density increase would seem a reasonable exchange for overall site upgrades and neighborhood compatibility. Future Planned Development details will demonstrate how the project could be developed in a compatible fashion with the adjoining properties (providing for paved parking, landscaping and site amenities).

Policy

Reference: California Environmental Quality Act (CEQA); General Plan Land Use Element; Zoning Code.

Fiscal

Impact: No fiscal impacts are anticipated in conjunction with this land use modification based on the continued requirement for residential units to off set associated impacts through the payment of per unit development impact fees at time of certificate of occupancy.

Options:

After consideration of all public testimony, that the Planning Commission consider the following options:

- a. (1) Recommend that the City Council adopt a Negative Declaration for the General Plan Amendment and Rezone applications;
- (2) Recommend that the City Council approve the General Plan Amendment and Rezone applications per the attached Resolution and Ordinances, including the text amendment that would permit minor increases in residential density for unique parcels such as this;

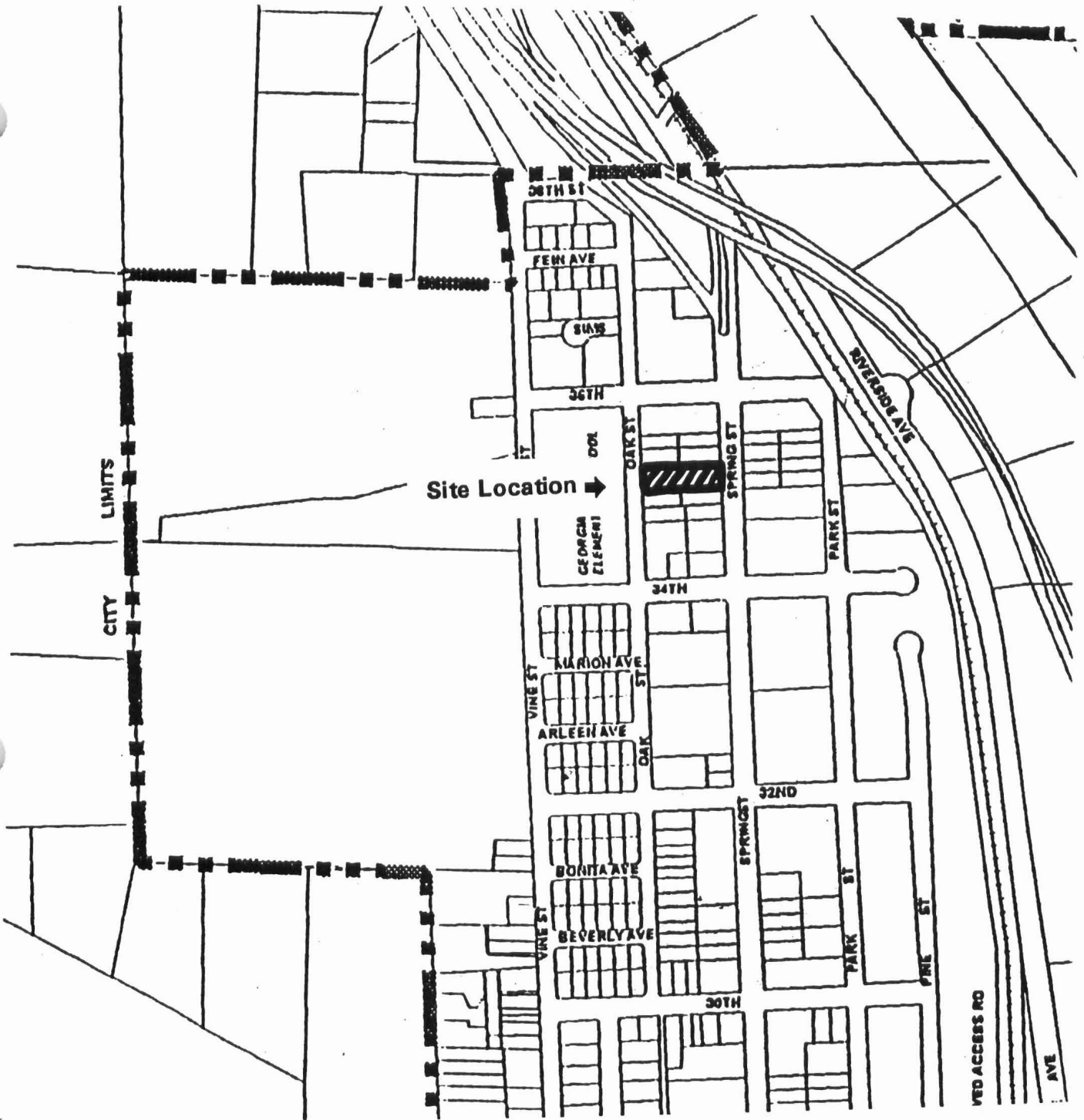
(3) Open and continue the public hearing for Planned Development 99026 and Parcel Map PR 99-068 to the regular Planning Commission meeting of December 14, 1999.

b. Amend, modify or reject the foregoing option.

Attachments:

1. Location Map
2. Draft Resolution approving a Negative Declaration for General Plan Amendment 4-99 (Part 2 of 2), and Rezone 99010
3. Draft Resolution approving the General Plan Amendment 4-99 (Part 2 of 2) to RMF-M
4. Draft Ordinance modifying the Zoning to an R4,PD designation
5. Preliminary Exhibit for Planned Development 99026
6. Applicant's letter of request, dated August 23, 1999
7. Newspaper and Mail Notice Affidavits

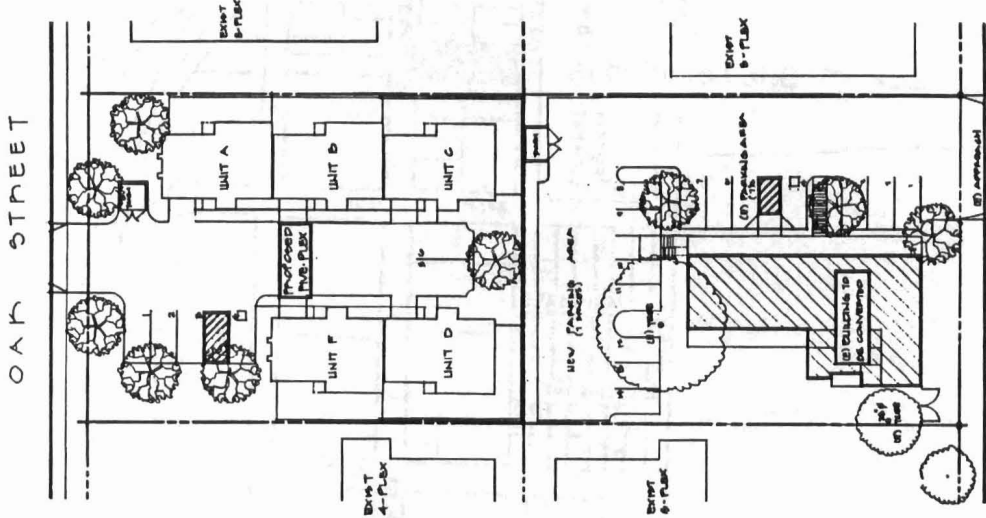
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**GPA 4-99 Part 2 / Rezone 99010
 PD 99026 and Parcel Map PR 99-068
 (HANDLEY)**

LOCATION MAP

RECEIVED
AUG 2 '4 1999



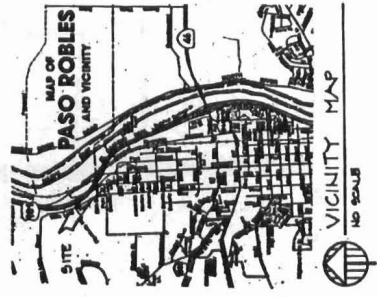
1" = 30' 0"
SITE PLAN

PROJECT DATA
 PROJECT NO. 99-001
 P.O. BOX 1011, PASO ROBLES, CA 93447
 ADDRESS: SUBDIVISION OF LOT 4, BLOCK 214, CITY OF PASO ROBLES
 (939) 238-6994
 CLIENT: PASO ROBLES
 JOB NO.: 99-001 - 003

PROJECT STATISTICS
 ZONING: R-4, R-4.1, R-4.2, R-4.3, R-4.4, R-4.5, R-4.6, R-4.7, R-4.8, R-4.9, R-4.10, R-4.11, R-4.12, R-4.13, R-4.14, R-4.15, R-4.16, R-4.17, R-4.18, R-4.19, R-4.20, R-4.21, R-4.22, R-4.23, R-4.24, R-4.25, R-4.26, R-4.27, R-4.28, R-4.29, R-4.30, R-4.31, R-4.32, R-4.33, R-4.34, R-4.35, R-4.36, R-4.37, R-4.38, R-4.39, R-4.40, R-4.41, R-4.42, R-4.43, R-4.44, R-4.45, R-4.46, R-4.47, R-4.48, R-4.49, R-4.50, R-4.51, R-4.52, R-4.53, R-4.54, R-4.55, R-4.56, R-4.57, R-4.58, R-4.59, R-4.60, R-4.61, R-4.62, R-4.63, R-4.64, R-4.65, R-4.66, R-4.67, R-4.68, R-4.69, R-4.70, R-4.71, R-4.72, R-4.73, R-4.74, R-4.75, R-4.76, R-4.77, R-4.78, R-4.79, R-4.80, R-4.81, R-4.82, R-4.83, R-4.84, R-4.85, R-4.86, R-4.87, R-4.88, R-4.89, R-4.90, R-4.91, R-4.92, R-4.93, R-4.94, R-4.95, R-4.96, R-4.97, R-4.98, R-4.99, R-4.100

ACTUAL AREA - WEST PORTION
 • UPPER LIVING AREA: 624 SQ. FT.
 • LOWER LIVING AREA: 1,028 SQ. FT.
 • TOTAL LIVING AREA: 1,652 SQ. FT.
 • GARAGE: 308 SQ. FT.
 • TOTAL AREA/LIVING AREA: 6160 SQ. FT.
 • TOTAL AREA/GARAGE: 1,360 SQ. FT.
 • TOTAL AREA: 7,520 SQ. FT.
 • TOTAL GARAGE: 10 SPACES
 • TOTAL PARKING REQUIRED: 11 SPACES

ACTUAL AREA - EAST PORTION
 • UPPER LIVING AREA: 280 SQ. FT.
 • LOWER LIVING AREA: 280 SQ. FT.
 • TOTAL LIVING AREA: 560 SQ. FT.
 • GARAGE: 140 SQ. FT.
 • TOTAL AREA/LIVING AREA: 700 SQ. FT.
 • TOTAL AREA/GARAGE: 420 SQ. FT.
 • TOTAL AREA: 1,120 SQ. FT.
 • TOTAL GARAGE: 12 SPACES
 • TOTAL PARKING REQUIRED: 14 SPACES



NO.	DATE	DESCRIPTION

ARCHITECT

JERRY HANDELY
 MULTIFAMILY RESIDENTIAL PROJECTS FORM
 3000 SPRING STREET & 3004 OAK STREET, PASO ROBLES, CA
 A.P.N.: 989 - 031 - 003
 99-001-003

ARCHITECTURE • DESIGN • GRAPHICS • INTERIORS

P.O. BOX 1011, PASO ROBLES, CA 93447
 PHONE: (939) 238-6994
 FAX: (939) 238-6995

These drawings are the exclusive property of Jerry Handely and shall remain his property. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Jerry Handely.

DATE	
BY	
CHECKED	
APPROVED	
TITLE	
SCALE	

KMN ARCHITECT

ARCHITECTURE GRAPHICS DESIGN
610 10th Street, Suite A, Paso Robles, CA 93446
Phone(805)238-5501 Fax(805)239-5853

Date: August 23, 1999

RECEIVED

To: City of Paso Robles
Planning Department

AUG 24 1999

Attn.: Meg Williamson

Re: **Project Description for:**

Jerry Handley Multi-Family Dwelling Project
3505 Spring Street and 3504 Oak Street, Paso Robles

Ms. Williamson,

Mr. Handley wishes to have a Rezone on his property located on 3505 Spring Street. The current zone is shown as C-2/CS. He wishes to change the zoning to R-4/RMF-M. At the present time, all of the parcel surrounding this lot is zoned as R-4/RMF-M. He is also planning a Lot Split which will create two separate parcel. The zoning on the western portion is also zoned as R-4/RMF-M even though the front portion is zoned as C-2/CS and there are already plans on developing this parcel separately.

Currently, there is an existing commercial building on the eastern parcel. By changing the zoning to R-4/RMF-M, Mr. Handley plans to convert this building to six(6) single units on the upper floor and two(2) one-bedroom units on the lower floor and some storage area.

At this time, we feel that by converting this property to an R-4/RMF-M we would be creating less of an impact to the neighborhood than if this property were to remain as a commercial project and developed accordingly and would be more in line with the neighboring properties.

If you have any questions and/or comments, feel free to give me a call.

Respectfully,



Ken M. Nagahara, Architect
License No. C24346

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: THE TRIBUNE

Date of Publication: October 6, 1999

Meeting Date: October 26, 1999 (Planning Commission)

Project: General Plan Amendment 4-99; a Two-Part Amendment to the Land Use Element of the City of Paso Robles General Plan; Zone Changes 99009 (Smith and Smith) and 99010 (Handley); Planned Development 99026 and Parcel Map PR 99-068 (Handley)

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

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dance with the provisions of the California Environmental Quality Act (CEQA). The proposed Negative Declarations will be available for public review from Wednesday, October 6, 1999. Copies of the staff report and draft Negative Declarations will be available for the cost of reproduction at the Community Development Department, City Hall, 1000 Spring Street, Paso Robles, CA 93446. Please write to this address or call the Planning Division at (805) 237-3970 should you have questions or comments regarding this notice or related matters.

If you challenge the resolutions or ordinances in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission and/or City Council at, or prior to, the noted public hearings.

Meg Williamson, Principal Planner Oct. 6, 1999

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NOTICE OF PUBLIC HEARINGS; NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATIONS General Plan Amendment 4-99 A Two-Part Amendment to the Land Use Element of the City of Paso Robles General Plan; Zone Changes 99009 (Smith and Smith) and 99010 (Handley); Planned Development 99026 and Parcel Map PR 99-068 (Handley)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider making recommendations regarding adoption of Negative Declarations and approval of a two (2) part General Plan Amendment (Land Use Element). The two component parts, both of which are also subjects of Zone Change requests, and one of which is also the subject of a Planned Development and Parcel Map request, are described as follows:

1. Smith and Smith - HWY 46 East and Old Paso Robles Boulevard: A proposal to change the General Plan Land Use Category for a portion of an approximate 34 acre site located on the northeast corner of Highway 46 East and Old Paso Robles Boulevard, west of Airport Road. The existing General Plan Land Use Category for the site is Agriculture (AG); the existing zoning is R-A,PD (Residential Agriculture, Planned Development Overlay). This General Plan Amendment proposal is to amend the AG (Agriculture) land use designation to CS (Commercial Service) consistent with the remaining portion of the 34 acre site that is under the same ownership. The accompanying application Rezone 99009 is a proposal to change the RA,PD zoning to C-2,PD (Highway Commercial, Planned Development Overlay) consistent with the General Plan Amendment request.

2. Jerry Handley - 3505 Spring Street: A proposal to change the General Plan Land Use Category for an approximate 34,000 square foot parcel located at 3505 Spring Street. The existing General Plan land use category for the eastern portion of the site (approximately 17,000 square feet) is Commercial Service (CS) and is proposed to be changed to Residential Multiple Family - Medium Density (RMF-M). The existing zoning for that same eastern portion of the site is C2 (Highway commercial), and Rezone 99010 proposes to modify the zoning to R-4,PD (Residential Multiple Family, Planned Development Overlay) consistent with the remainder of the parcel to the west and the surrounding neighborhood block.

An accompanying Planned Development request (PD 99026) and Parcel Map PR 99-068 propose to divide the parcel equally and to construct five (5) new multiple family units on the western parcel, and to remodel the existing commercial use on the eastern parcel to include a total of eight (8) units (six of the units are existing and two units are proposed to be created through remodel of the commercial portion of an existing building). The General Plan Amendment request includes proposed Land Use Element text revisions that would establish policy in support of creating residential densities consistent with an existing neighborhood pattern when converting commercial uses and when findings can be made that the project would result in greater community benefit.

The Planning Commission's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, October 26, 1999, at which time all interested parties may appear and be heard. The Planning Commission's action will be final in the absence of an appeal with regards to the Planned Development and Parcel Map applications. All other actions will be recommendations to the City Council.

NOTICE IS ALSO HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider the same two General Plan Amendment components and referenced Zone Change applications...

The City Council's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, November 16, 1999 at which time all interested parties may appear and be heard.


As part of the noticed Public Hearings, the City Council will consider adoption of Negative Declarations of Environmental Impact (statements that there will be no significant environmental effects) in accor-

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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 General Plan Amendment 4-99 (Part 2)/ Rezone 99010 -and- Planned Development 99024 and Parcel Map pr 99-068 (Handley). Mailed on this 13th day of October 1999.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

