



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

May 28, 2003

Jerome and Janet Mannie
c/o Ralph McCarthy
McCarthy & Associates
201 Encinal Road
Paso Robles, CA 93446

SUBJECT: Paso Robles General Plan Program

Dear Mr. & Mrs. Mannie:

Thank you for your letters and interest in the Paso Robles General Plan update process.

In follow-up to your most recent communication, we presented both of your letters, along with related information, to the ad hoc Committee for their reconsideration.

After weighing the factors involved (such as the location of the property in relation to the zoning of other properties in the immediate area), the Committee determined to confirm their prior recommendation that your property not be changed from medium density to high density multi-family through the General Plan up-date process.

The Committee did, however, point out that they would support Senior Housing Zoning Overlay for the area that includes your property. If that proposal is approved as a part of the General Plan up-date process, you could apply for a Zoning Overlay that could allow you to develop additional multi-family residential units specifically designed for the elderly.

In case you may be interested in pursuing the Senior Housing option, we will keep you on the mailing list for up-coming workshops and provide you with further information on the status of the Senior Housing Zoning Overlay proposal.

Thank you again for your interest. Please feel free to contact me should you have any questions or other information needs; I can be reached at (805) 237-3970 / fax: (805) 237-3904 / e-mail: bob@prcity.com

Sincerely,

Robert A. Lata
Community Development Director

h:\60\let\03\Mannie 28 May 03



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

May 28, 2003

Pat and Sherry Molnar
1155 Montecito Road
Cayucos, CA 93430

SUBJECT: Paso Robles General Plan Program

Dear Mr. & Mrs. Molnar:

Thank you for your letters and interest in the Paso Robles General Plan update process.

In follow-up to your most recent communication, we presented all of your letters, along with related information, to the ad hoc Committee for their reconsideration.

After weighing the factors involved (such as the location of the property in relation to other development patterns in the City, the physical characteristics of the property including the slopes and oaks on the site, the Council's prior policy position to maintain the 2.5 acre minimum lot size in two previous annexation requests, and the precedent that would be set for potential speculation over other county area properties in the vicinity), the Committee determined to confirm their prior recommendation that your property not be included in the General Plan up-date process.

Thank you again for your interest. Please feel free to contact me should you have any questions or other information needs; I can be reached at (805) 237-3970 / fax: (805) 237-3904 / e-mail: bob@prcity.com

Sincerely,

Robert A. Lata
Community Development Director

h:\60\let\03\Molnar 28 May 03



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

May 28, 2003

David & Cherie Landon
2509 Smith Road
Bradley, CA 93430

SUBJECT: Paso Robles General Plan Program

Dear Mr. & Mrs. Landon:

Thank you for your letters and interest in the Paso Robles General Plan update process.

In follow-up to your most recent communication, we presented all of your letters, along with related information, to the ad hoc Committee for their reconsideration.

After weighing the factors involved (such as the location of the property in relation to the zoning of other properties in the immediate area), the Committee determined to confirm their prior recommendation that your property not be changed from commercial to high density multi-family through the General Plan up-date process.

The Committee did, however, point out that they would support Senior Housing Zoning Overlay for the area that includes your property. If that proposal is approved as a part of the General Plan up-date process, you could apply for a Zoning Overlay that could allow you to develop multi-family residential units specifically designed for the elderly.

In case you may be interested in pursuing the Senior Housing option, we will keep you on the mailing list for up-coming workshops and provide you with further information on the status of the Senior Housing Zoning Overlay proposal.

Thank you again for your interest. Please feel free to contact me should you have any questions or other information needs; I can be reached at (805) 237-3970 / fax: (805) 237-3904 / e-mail: bob@prcity.com

Sincerely,

Robert A. Lata
Community Development Director

h:\60\let\03\Landon 28 May 03



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

May 28, 2003

Larry Werner
North Coast Engineering
725 Creston Road, Suite B
Paso Robles, CA 93446

SUBJECT: Paso Robles General Plan Program; Sylvester Family Trust

Dear Mr. Werner:

Thank you for your letters and interest in the Paso Robles General Plan update process.

In follow-up to your most recent communication, we presented all of your letters, along with related information, to the ad hoc Committee, requesting their reconsideration of their prior recommendation to not change the General Plan and Zoning designations of the Sylvester Family Trust property on Kleck Road.

After weighing the factors involved (such as the location of the property in relation to the zoning of other properties in the immediate area, and the development potential for nearby properties to the south and southeast), the Committee determined to modify their prior recommendation. The Committee's revised recommendation is to support a total of two (2) dwelling units on the nearly 2 acre property. That recommendation will be forwarded to the full Planning Commission and City Council for their consideration as a part of the General Plan up-date process.

Thank you again for your interest. The next public workshop on the General Plan program is currently scheduled for Tuesday, June 24, 2003, at 7:30 PM (in conjunction with the regular Planning Commission meeting).


Please feel free to contact me should you have any questions or other information needs; I can be reached at (805) 237-3970 / fax: (805) 237-3904 / e-mail: bob@prcity.com

Sincerely,

Robert A. Lata

Community Development Director

h:\60\let\03\Sylvester 28 May 03

TO: General Plan Up-Date Ad Hoc Committee
FROM: Bob Lata 
SUBJECT: Property Owner Requests for General Plan Changes
DATE: May 21, 2003

Background:

At the April 29, 2003 joint meeting of the Commission and City Council there was a discussion regarding property owner requests for changes to the General Plan. The consensus was to request the ad hoc Committee to reconsider its recommendations re the following property owner requests:

1. David & Cherie Landon, regarding property locate east of the Colonial Motel which is in the 3400 block of Spring Street (APN 008-041-012, parcel # 2): Attached are letters from Mr. & Mrs. Landon presenting their request, along with a location map, plus existing General Plan and Zoning maps. The request is a change from C-2 to R-4 for vacant property totaling 11,000 square feet.
2. North Coast Engineering regarding the Sylvester Family Trust property on Kleck Road: Their request is intended to support subdivision of the approximately 2 acre property that is currently limited to one acre minimum lot size. The request is to permit up to 3 dwelling units per acre (RSF-3). From the presentation at the April 29, 2003 meeting, it appeared that the request was to allow 3 lots to be created out of the existing nearly two acre parcel.

In addition to the two requests discussed on April 29, 2003, the City has also received two additional requests for reconsideration of the ad hoc Committee recommendation:

1. Patrick Molnar, regarding property located at 202, 204, and 208 Fourth Street (APN 018-241-005-9-7). The subject property is approximately 3.5 acres in area and located in the County unincorporated area. The City's current General Plan designation for the subject property is Residential Suburban (2.5 acre minimum lot size). Mr. Molnar is seeking support for annexation and R-1 PD Zoning (Residential Single Family, Planned Development, which could allow up to about 4 dwelling units per acre, depending upon slopes and natural setting). Mr. Molnar's letters are attached, as are orientation and context maps from the City's General Plan.
2. Jerome and Janet Mannie, owners of property at the southeast corner of 36th and Oak Streets (APN 008-031-026). As indicated in the attached letter dated April 30, 2003, the property owners are seeking a redesignation of their approximately half-acre property from existing Medium Density to High Density. The difference would be from a maximum of 12 units per acre to either 16 d.u. per acre (current General Plan) or 20 d.u. per acre (draft proposal for High Density in the new General Plan).

Analysis of Requests:

1. The Landon request seeks to redesignate approximately 11,000 square feet from C-2 to R-4. The property in question faces onto Park Street rather than Spring Street and would seem to have relatively low potential for commercial development. When the ad hoc Committee previously discussed this request, there was concern expressed about further concentrating low income housing in an already impacted area. With that concern in mind, there was ad hoc Committee support for a Senior Housing Zoning overlay which would allow senior housing without the need to change the existing C-2 zoning.
Options:
 - a. Maintaining the prior recommendation of the ad hoc Committee would avoid the issue of further concentrating low income housing based on the City's positive experience with senior housing in this general geographic area.
 - b. Alternatively, the ad hoc Committee may wish to consider the relative small parcel size and the already developed nature of most of the surrounding properties. The consensus of the City Council and Planning Commission at the April 29, 2003 meeting was to permit the Landons to proceed with R-4 Zoning.

2. The North Coast Engineering (NCE) request is to change the one acre minimum lot size to the same standard as the Union/46 Specific Plan permits west of Kleck Road (ie: up to 3 dwelling units per acre, with a minimum of 10,000 square feet and average of 12,000 square feet as minimum lot sizes. The previously expressed concern of the ad hoc Committee was that a change to the Sylvester property could be encouragement to further General Plan Amendments and subdivision of the balance of the larger lots to the south and southeast of the approximately 2 acre Sylvester property.

NCE maintains that the existing development patterns in the area to the south and southeast are such that there is little potential for further development / subdivision of properties. Attached for your information / reference are supporting materials submitted by NCE. The consensus of the City Council and Planning Commission was to support the NCE request.

Options for the ad hoc Committee would be to:

- a. Agree to support up to 3 d.u. per acre as requested by NCE;
- b. Agree to support a lesser density as a transition between the one-acre parcels to the south and south east (e.g. 3 d.u. on the approximately 2 acre Sylvester parcel), consistent with what appeared to be the intent that was presented at the April 29, 2003 meeting.
- c. Not support a General Plan Amendment in this geographic area.

3. The Molnar request seeks support for annexation and significantly increasing the established General Plan land use density found in the 1991 General Plan. None of the properties on the south side of 4th Street and west of Olive Street are currently annexed to the City of Paso Robles. Points to consider:

- The existing 1991 General Plan designation of 2.5 acre minimum lot size established an expectation to property owners; two recent annexations supported by Council (Roth on 21st Street and McKinley on Plymouth Hill) were consistent with the established General Plan designation of Residential Suburban (2.5 acre minimum lot size).
- If the City shows itself ready to change this designation on a case by case basis, the City is likely to see additional similar requests and more speculation regarding potential annexations along the City's westerly boundary.
- Since there are no properties in the City on the south side of 4th Street, west of Olive Street, and since the request is inconsistent with the current General Plan and recent Council actions regarding two other annexation requests, if the City supports the Molnar request, one could anticipate that there will be additional similar requests along 4th Street and elsewhere on the west side of the City.
- Attached are photos of the Molnar property. The physical characteristics of the Molnar property would not seem to support a significant increase in density. The property slopes south into an oak-lined drainage area. A detailed analysis of slope, oaks, and site-specific circumstances would seem warranted before taking any steps to support an increase in the allowable density.

Options open to the ad hoc Committee include the following:

- a. Confirm the Committee's prior recommendation that the Molnar proposal not be included in the General Plan in terms of increasing density and supporting annexation.
- b. Not include any change in the General Plan for the Molnar property but indicate that he may apply for annexation through LAFCO and that his application will be evaluated on its merits at that time.
- c. Advise Mr. Molnar that the City does not have adequate information with which to determine the feasibility of increasing the density of the property to the extent that he has requested, and prior to the ad hoc Committee further discussing the matter that it would be necessary for Mr. Molnar to provide a slope analysis and demonstrate how many dwelling units could be developed on the property without impacting

oak trees and riparian habitat before the City further discusses his request.

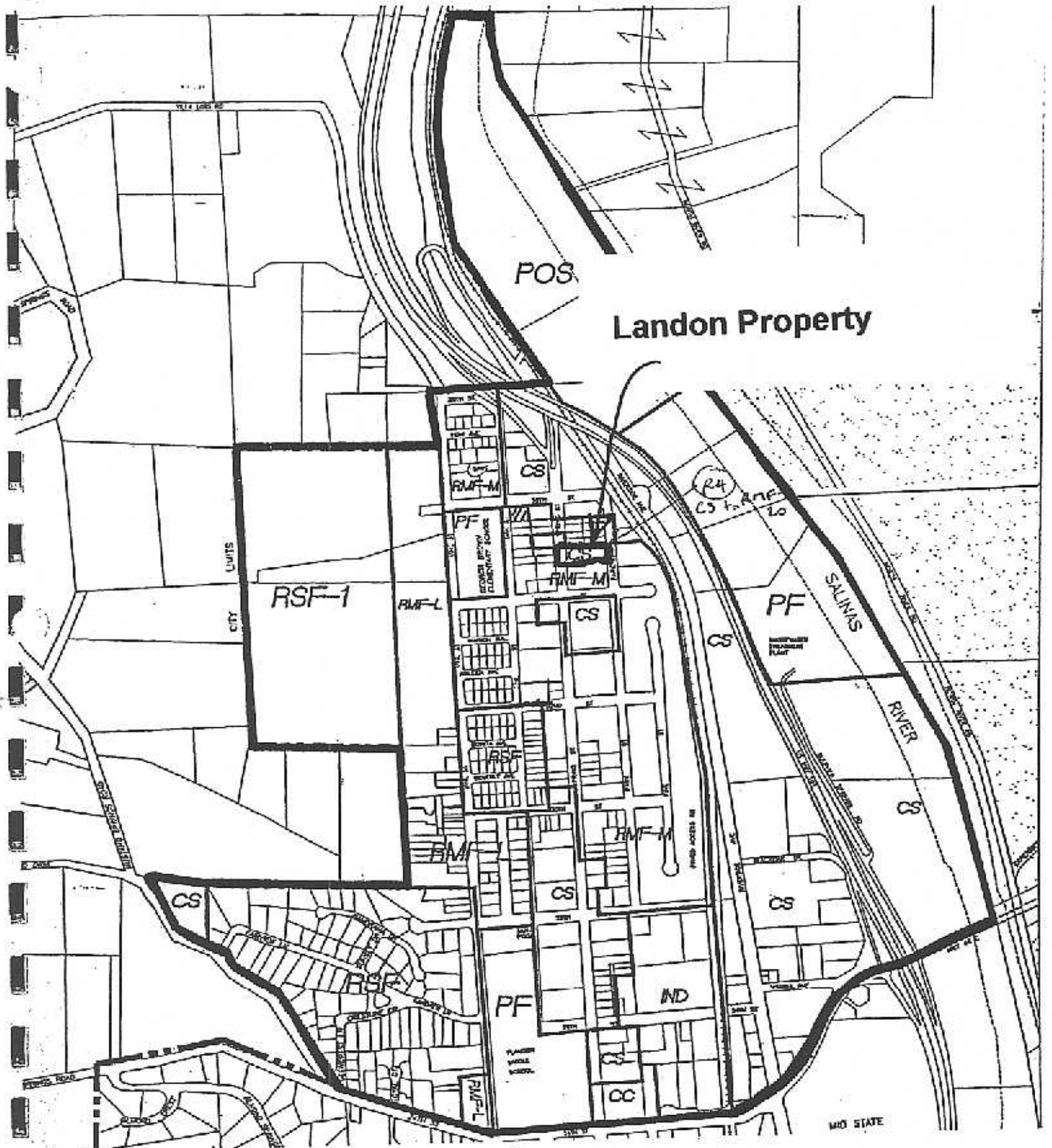
4. The Mannie request is similar to the request made by Mr. & Mrs. Landon. The difference is that the Mannie property already has a Multi-Family designation; they are seeking to increase the relative density from Medium (12 d.u. per acre) to High (either 16 or 20 d.u. per acre). As with the Landon request, the policy issue / question is whether or not the density increase would be significant in terms of further concentrating low income families in light of established neighborhood patterns.

As indicated in the attached letter from Ralph McCarthy dated March 10, 2003, there are indications that the property has been designed to accommodate 16 dwelling units per acre. Hence, the options could be to:

- a. Agree to the new R-4 designation (which would be at 20 d.u. per acre); or
- b. Agree to permit up to RMF-16 (the new Medium-High Density designation) which would be consistent with the current (1991) General Plan; or
- c. Decline to support a change to the General Plan designation for the subject property.

h:\gp\03\cov on P.O. requests 21 May 03

FIGURE LU-1A: LAND USE MAP FOR SUBAREA 1



David & Cherie Landon
2509 Smith Road
Bradley, CA 93426
(805) 472-2650

February 13, 2003

Mr. Bob Lata
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93426



Dear Mr. Lata:

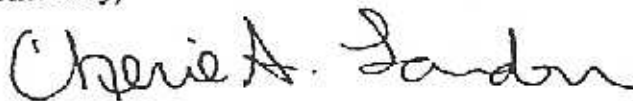
I would like to request that you consider lot 008-041-012 parcel 2 be re-zoned from C2 to R4, as part of the General Plan update. Both properties north and south of this parcel on Park Street are zoned R-4, and have multi unit apartment buildings. Rezoning this parcel would be consistent with the land use in this area. For future development we envision a building an 4 to 5 unit apartment building.

Environmental Setting

The parcel is located on the north end of Park Street. On the west side, fronting Spring Street there is an existing motel consisting of 5 separate buildings. There is sewer, electric, water, cable TV, phone, and gas available to the site. The existing ground consists of an average slope of under 4%. There are a few existing trees not native to Paso Robles toward the west side of the lot. The general character of the neighborhood is commercial and multi-family residential. Possible future development of this parcel will not result in any substantial change to the general character of scenic aspect of the site or surrounding properties.

Thank you for your time and consideration. If you have any questions please contact me at (805) 472-2650.

Sincerely,



Cherie A. Landon

LONDON REQUEST: 3440 SPRING STREET

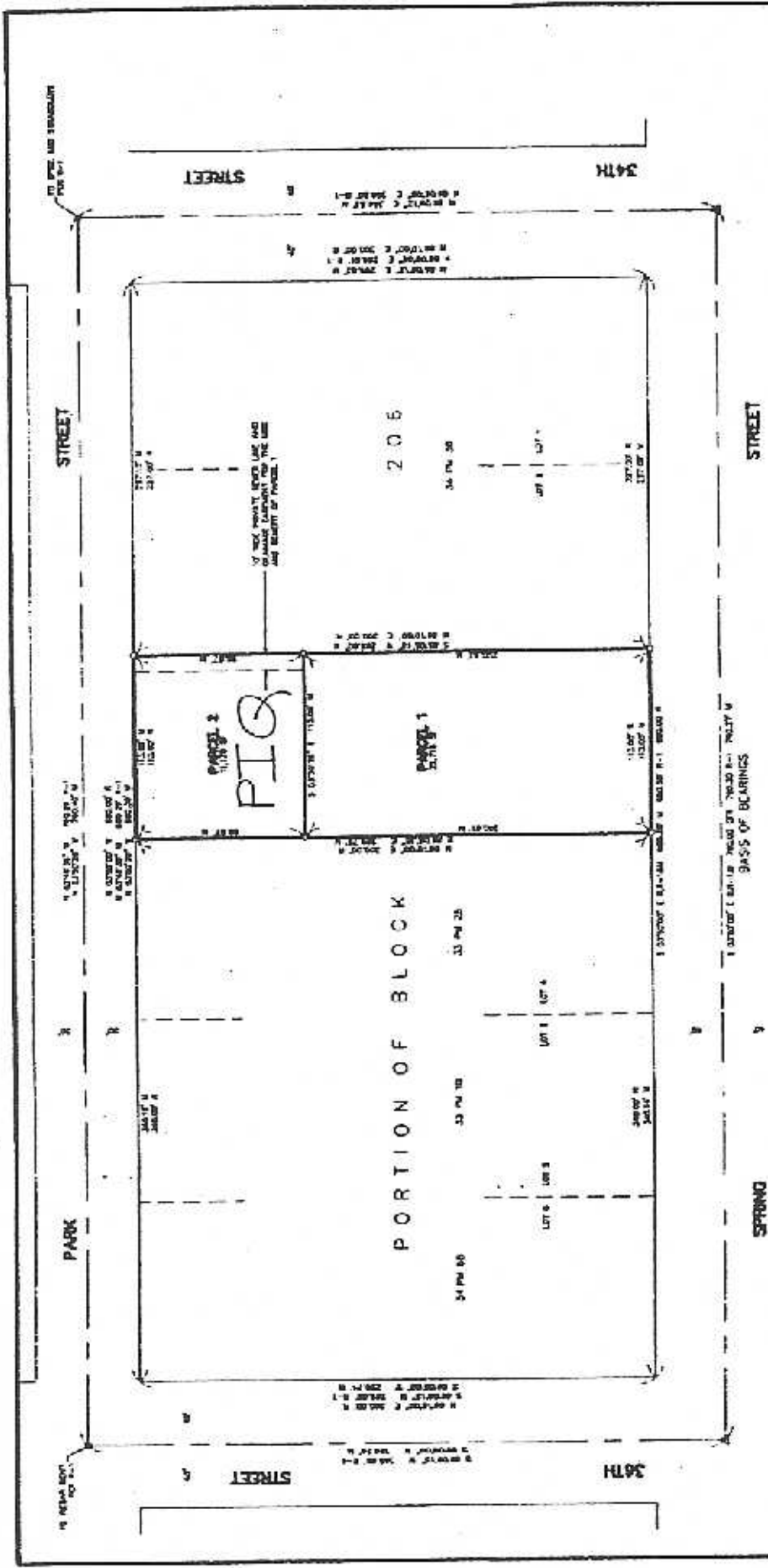
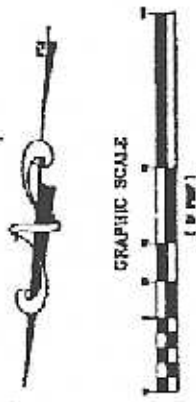


FIG. = PROPERTY IN QUESTION

LEGEND
 A. PLANNED AS SHOWN
 B. PLANNED AS SHOWN FOR THE
 C. SET BACK FROM THE
 D. 1:1 1/4 INCH

BASES OF BEARINGS
 THE BEARINGS FOR THE
 REPRESENTED AS BEING FOR THE



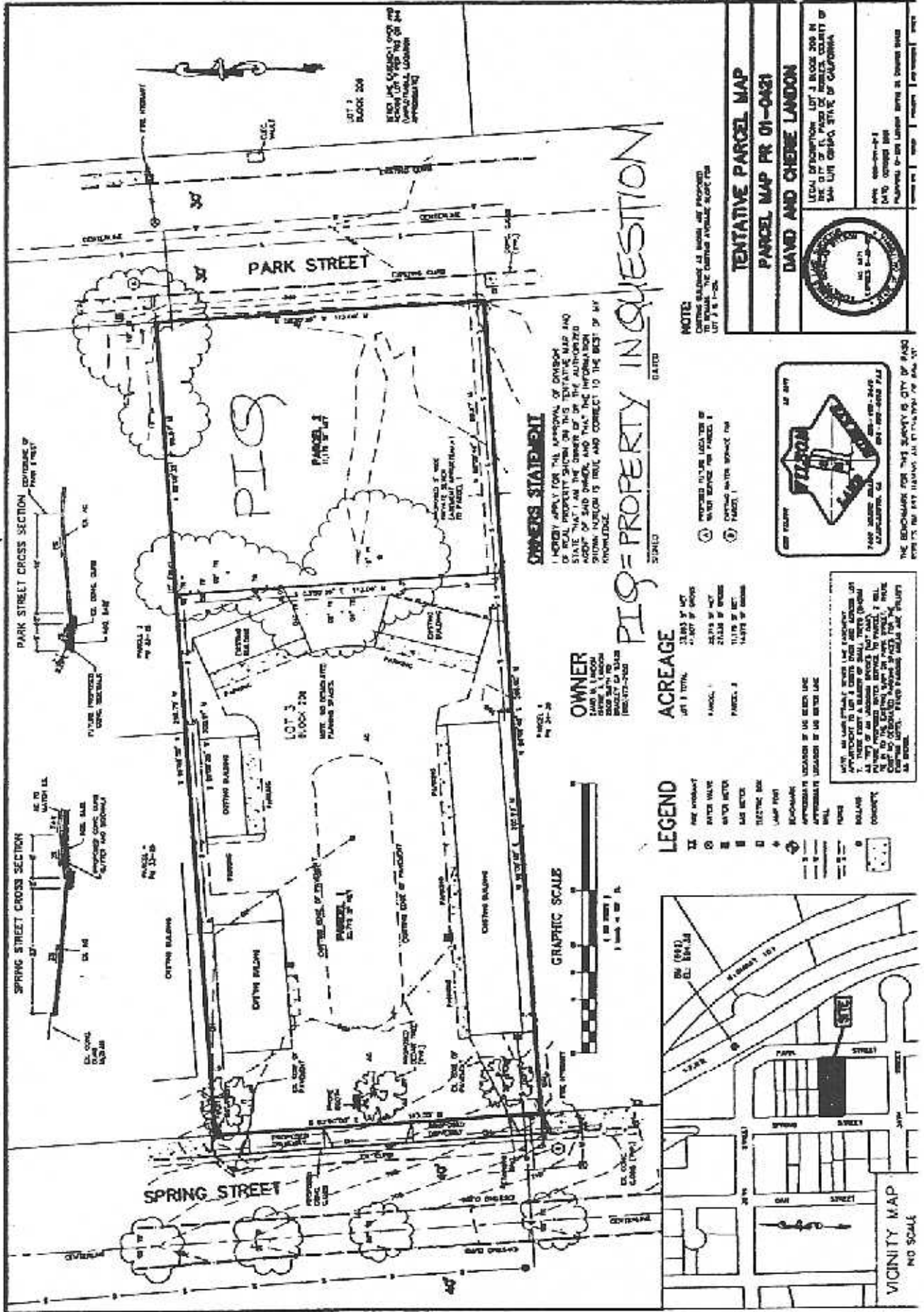
PARCEL MAP PR 01-0431

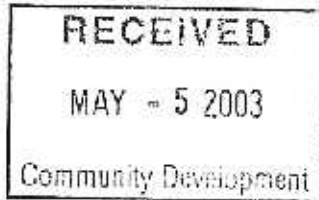
David and Cherie London

DATE: 04/01/2011
 TIME: 10:00 AM
 PROJECT: 01-0431



LANDON REQUEST: 3440 SPRING STREET





David & Cherie Landon
2509 Smith Road
Bradley, CA 93426
(805) 472-2650

April 30, 2003

Mr. Bob Lata
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93426

Re: 008-041-012 parcel 2

Dear Mr. Lata:

Thank you for reconsidering that the above parcel be rezoned in the General Plan update from C2 to R4. All the properties North, South, and East of this parcel are currently zoned R4. Rezoning this parcel would be consistent with land use in this area. Rezoning would also, meet the need for more R4 parcels and reduce the amount of commercial property currently in the City.

In 2002 we split the lot from the front section of the Colonial Motel. Because of City concerns about weekly rental motels, we chose not to attempt to expand the motel. We saw that an apartment building would be more consistent with what the City of Paso Robles wants developed in the City.

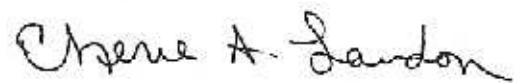
When we received approval for the lot split, we agreed to do the Spring Street Improvements outlined in the Master plan, when either parcel was developed. We can not foresee any commercial development on this lot. However, if it was zoned R4 there could be immediate development, and would expedite the street improvement on Spring Street.

As to the density concern, I would ask you to consider that under current R4 standards the maximum improvements on this lot would be over 25% less dense than the property to the South and over 100% less dense than the property to the North. Building on this lot under current R4 standards would affect the total density on this block by less than 5%.

Thank you again for taking the time to reconsider this lot. Rezoning this would help meet Paso Robles current need for more R4 lots in the City, and would help expedite the

"beatification" of Spring Street. If you have any further questions you would like me to address, please contact me at (805) 472-2650.

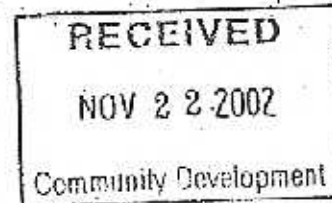
Sincerely,

A handwritten signature in cursive script that reads "Cherie A. Landon". The signature is written in dark ink and is positioned above the printed name.

Cherie A. Landon



November 22, 2002



Mr. Robert Lata
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Subject: Request for General Plan Designation Change
Sylvester Family Trust Property
APN 25-01-024

Dear Mr. Lata:

This request is being submitted as part of the City's General Plan Update on behalf of the Sylvester Family Trust.

The subject property is located at 1640 Kleck Road, within the Union/46 Specific Plan. This request is to change the General Plan Land Use Designation from RSF-1 to RSF-3.

This property was previously designated RSF-3 prior to the first amendment of the Union/46 Specific Plan in 1989. The subject property at that time had an approved tentative map for three parcels, which was allowed to expire.

Enclosed for your review are the following exhibits:

- Assessor's Map
- Current General Plan Land Use Map
- Current Zoning Map
- Kleck Road Realignment Detail
- Expected Lot Development Pattern In Area

The subject property is currently 1.612 acres in size. A single-family residence is located on the easterly portion of the property. Currently, Kleck Road is being relocated to the west as required by the conditions of approval for the adjacent Tract 2369. The subject property has the potential to increase its gross area to 1.9 acres subject to City approval of the abandonment of the excess right of way that will be created by the road relocation.

Mr. Robert Lata
November 22, 2002
Page Two

As the General Plan Land Use Map indicates, properties to the north, northwest, and west are all designated RSF-3, and several of these properties have been or are currently under development to this density. The enclosed lot pattern development exhibit indicates the current and expected pattern of lot development surrounding the subject property. The designation of RSF-3 for the subject property would be a logical extension of the existing adjacent zoning.

The likely future development of the property would consist of the retention of a 1-acre +/- parcel for the existing single-family residence, with the addition of two lots on the westerly portion of the property to be developed in accordance with the Union Specific Plan. Final approval of the R1PD3 zoning for the property would require a subsequent application for amendment to the Union/46 Specific Plan.

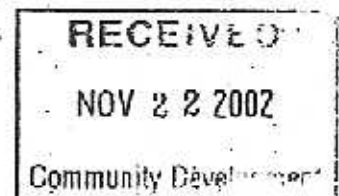
The change in the General Plan designation is the first step in this process.

Thank you for your consideration of this request. Please let us know if we can provide any additional information.

Sincerely yours,

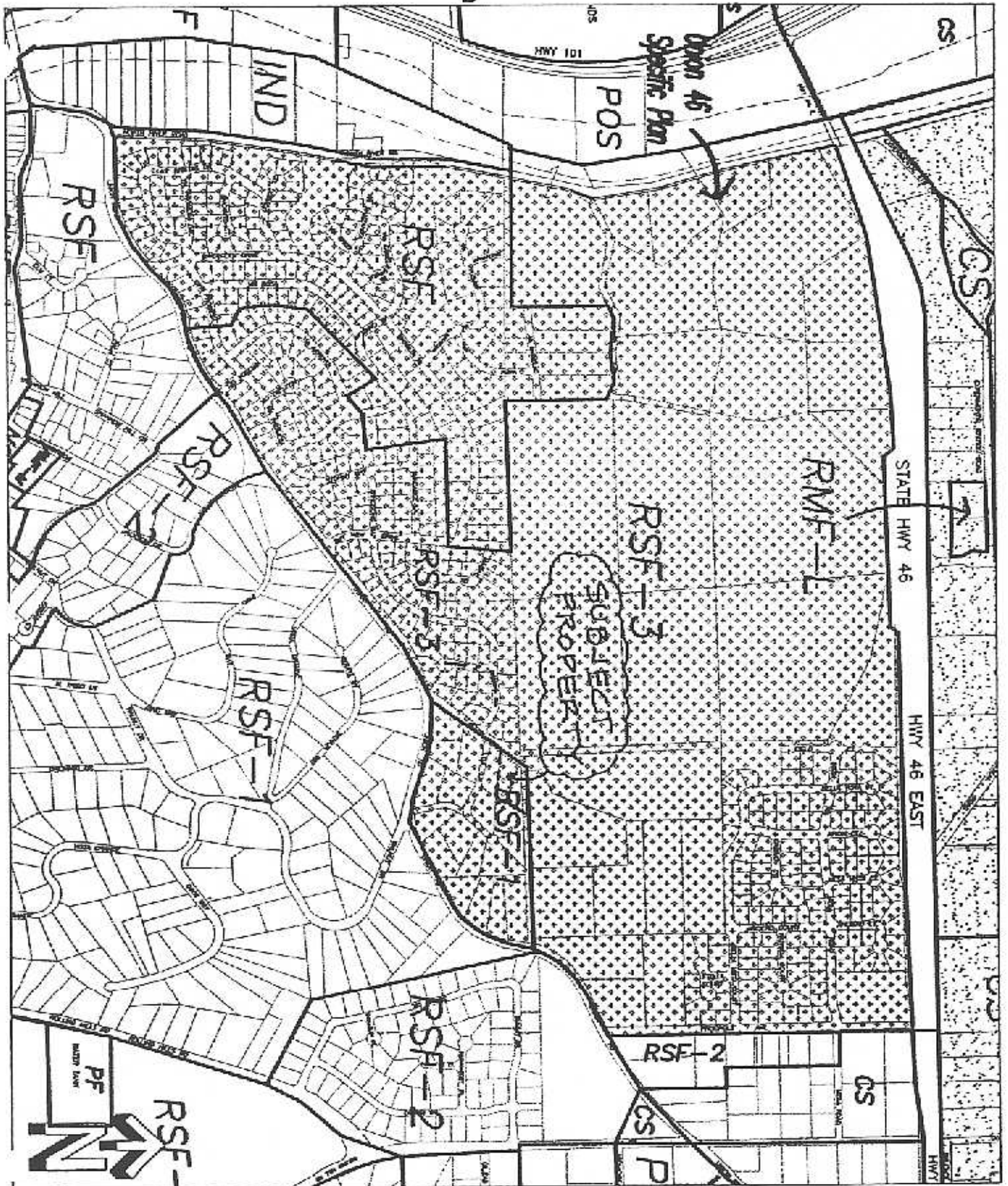


R. Lawrence Werner
Project Manager

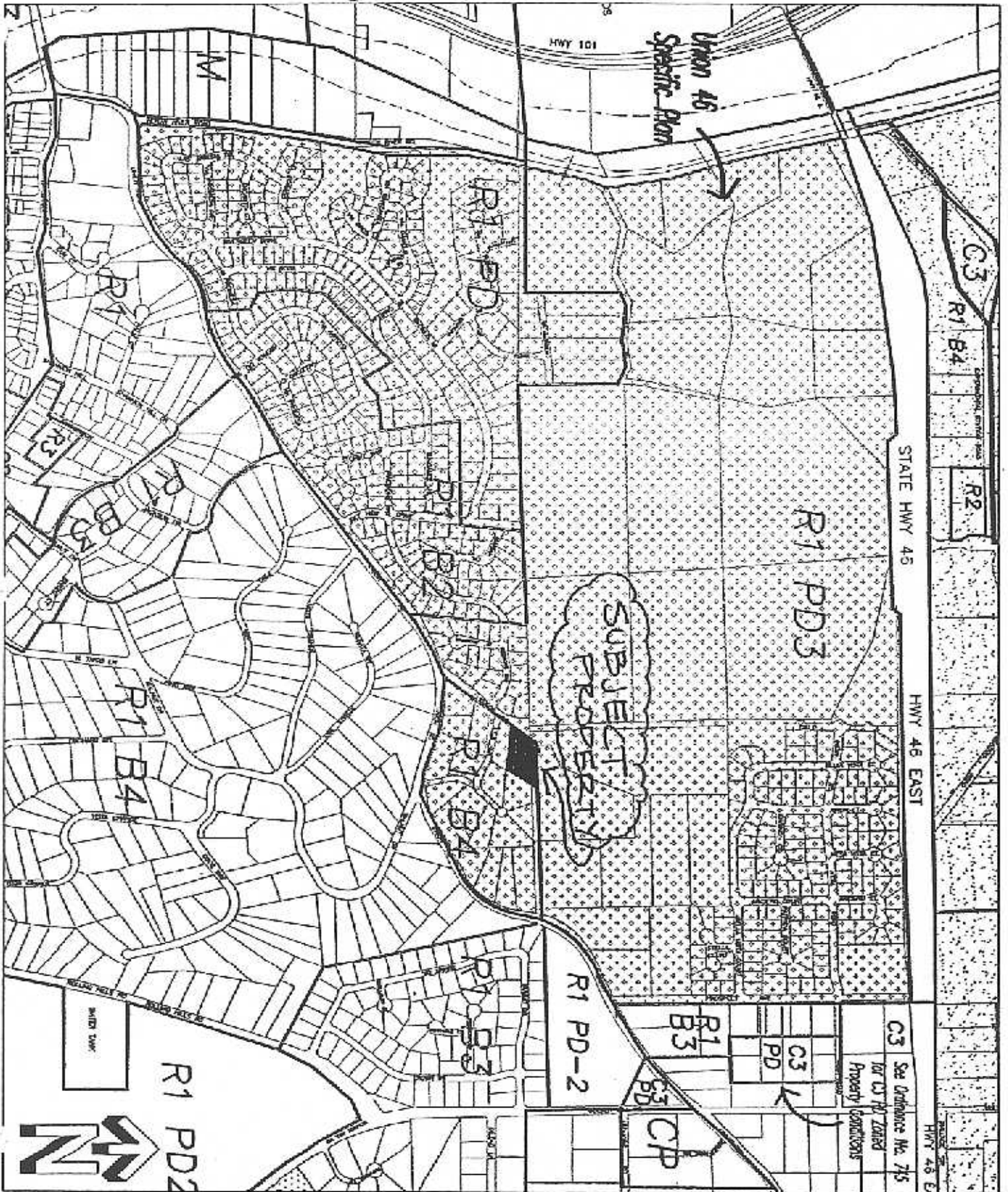


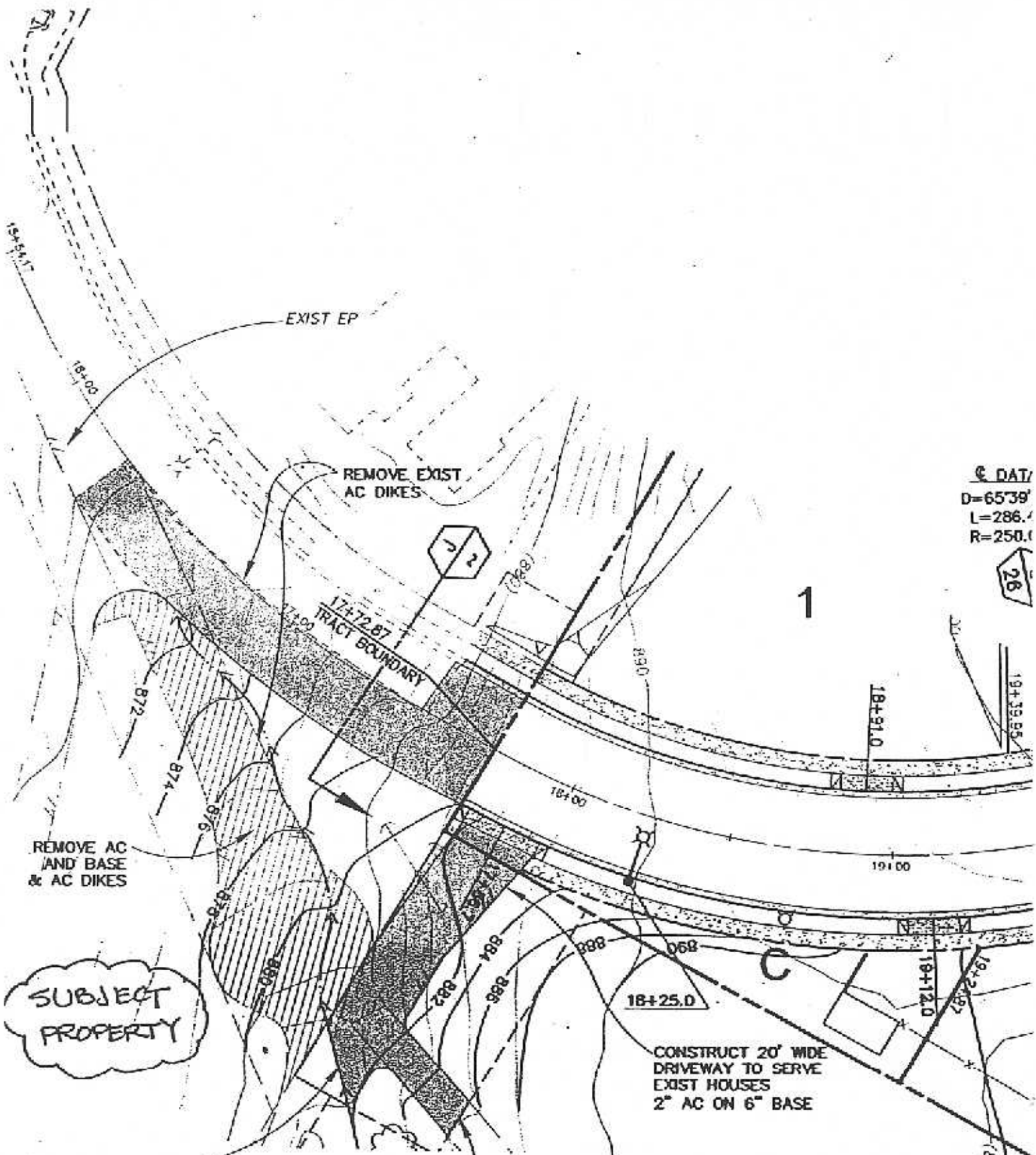
RLW/jms
Enclosures

Land Use Map for Subarea 4



Zoning Map for Subarea 4





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 L=286.4
 R=250.0

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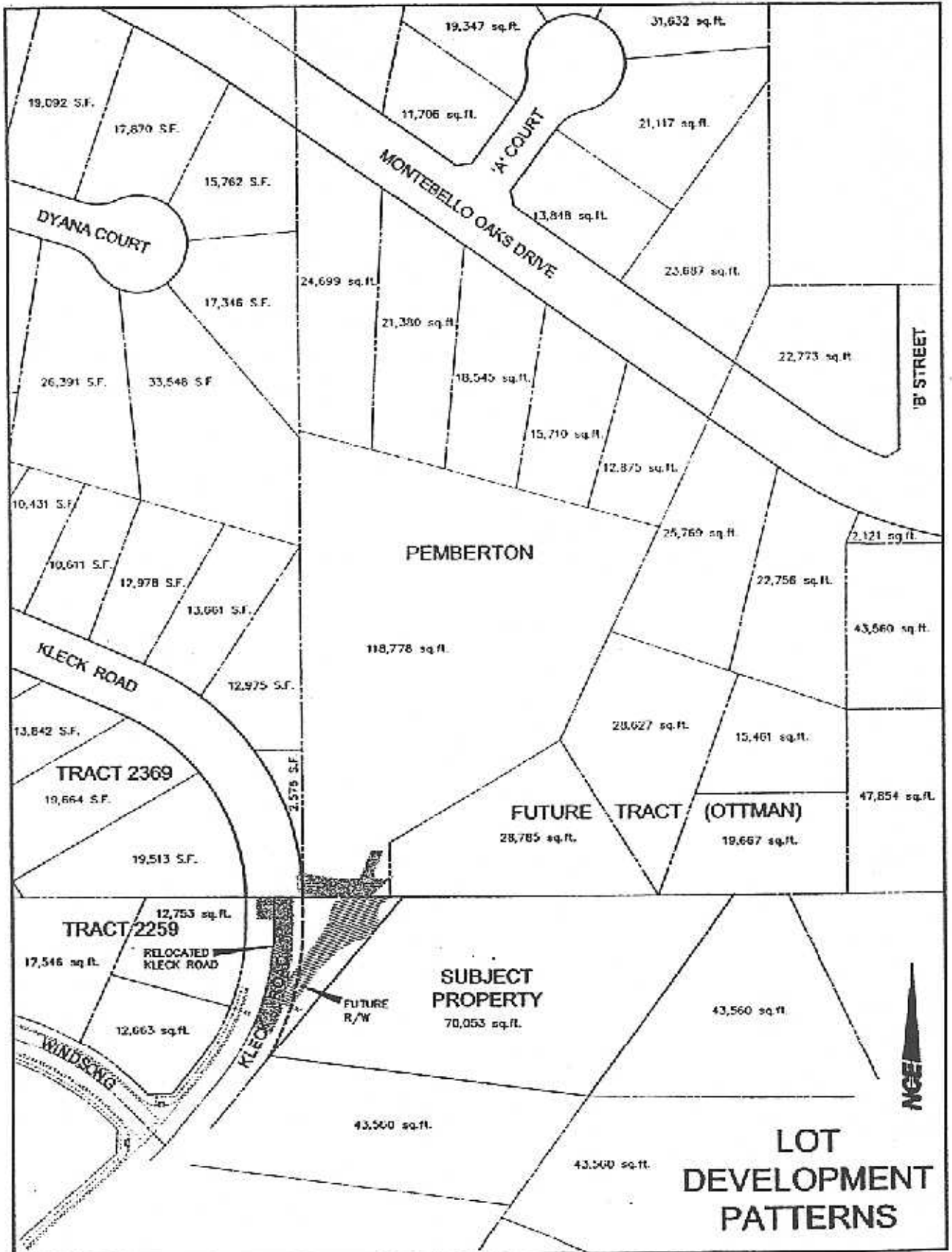
SUBJECT PROPERTY

CONSTRUCT 20' WIDE
 DRIVEWAY TO SERVE
 EXIST HOUSES
 2" AC ON 6" BASE

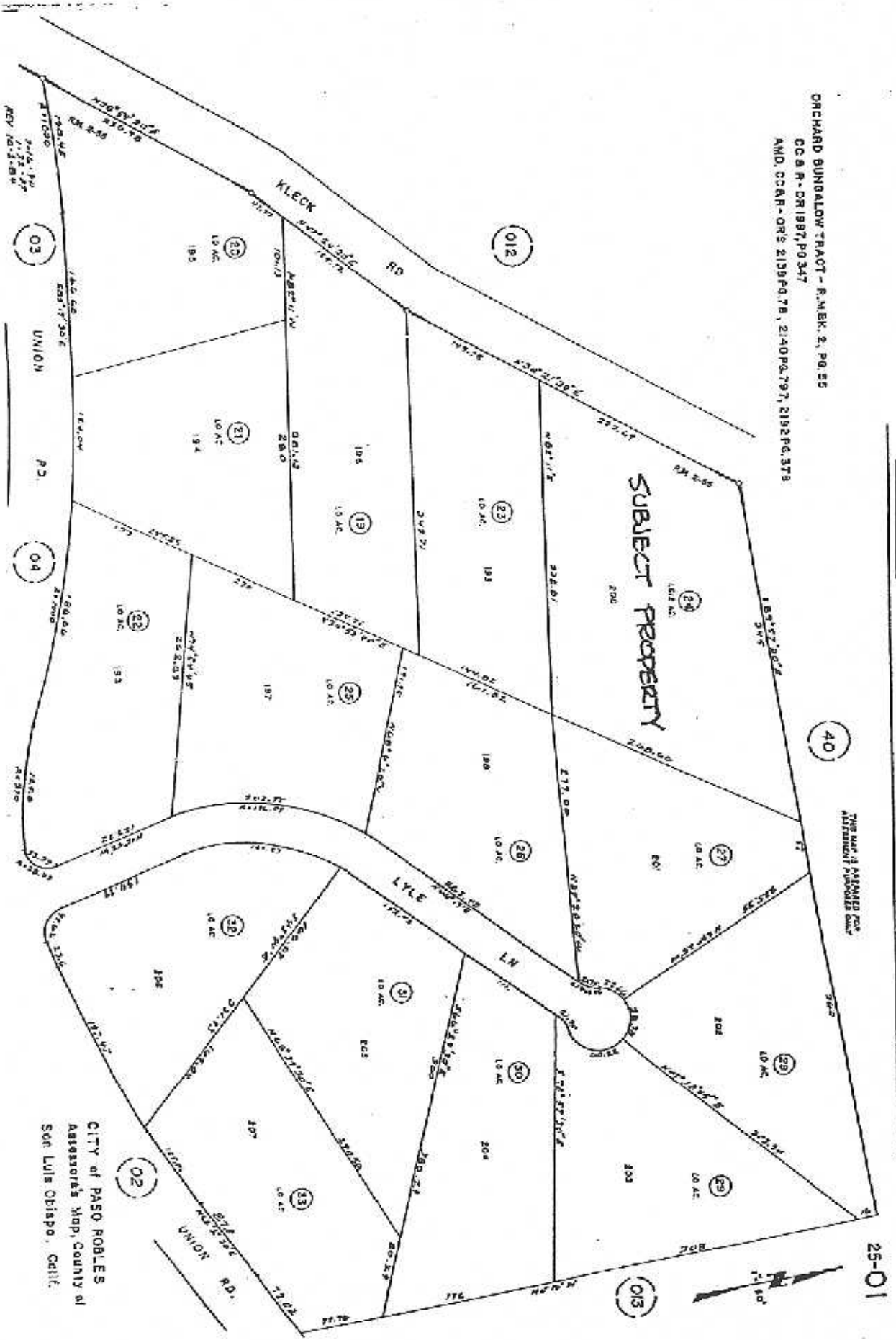
SAWCUT & MATCH
 EXIST PAVEMENT
 REMOVE INTERFERING
 PORTIONS OF EXISTING
 DRIVEWAYS

KLECK ROAD

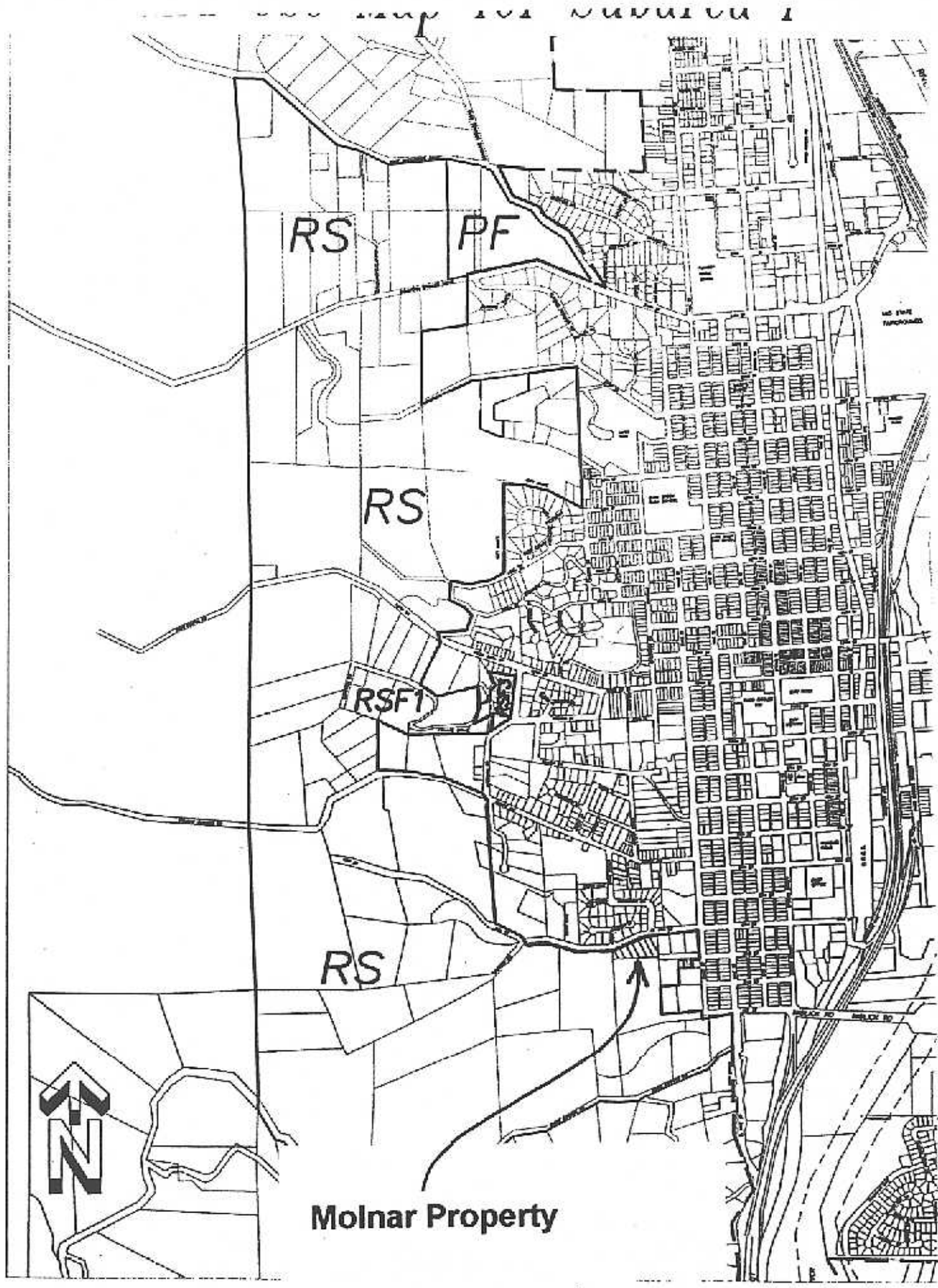
REALIGNMENT



ORCHARD BUNGALOW TRACT - R. M. BK. 2, PG. 25
C.C. & R. DR 1987, PG 347
AMD. CC&R - ORS 213966.78, 214094.797, 219266.373



25-01



RS

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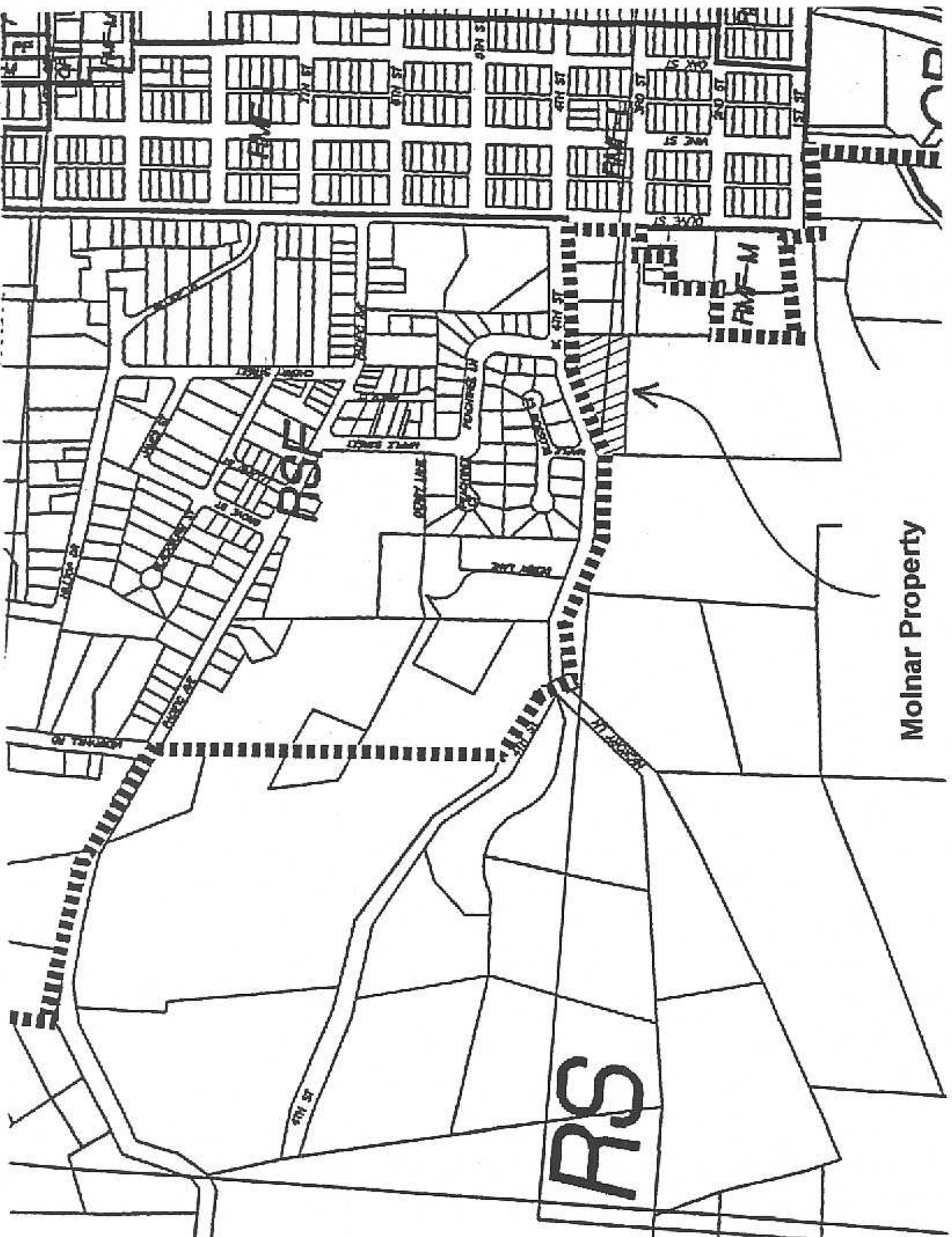
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Molnar Property



Molnar Property

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LETTER #15

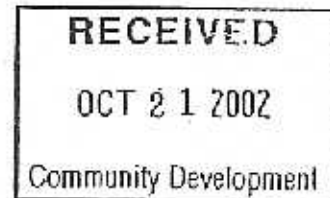
GENERAL PLAN UPDATE

October 20, 2002

To: Mr. Bob Lata

From: Pat and Sherry Molnar

RE: 202, 204, and 208 West 4th Street Paso Robles
APN: 018-241-005



Dear Mr. Lata,

In reference to the above mentioned property we are requesting the annexation of the parcel to the City. The parcel borders the City and all Three homes are currently served by city water and natural gas. The lot is approximately 3.5 acres and is in a mixed neighborhood consisting of multi-family units and some single family homes.

I feel this would be an excellent lot for annexation and we hope you will consider this in the updating of the city's General Plan.

Sincerely,

A handwritten signature in cursive script that reads "Pat & Sherry Molnar".

Pat and Sherry Molnar

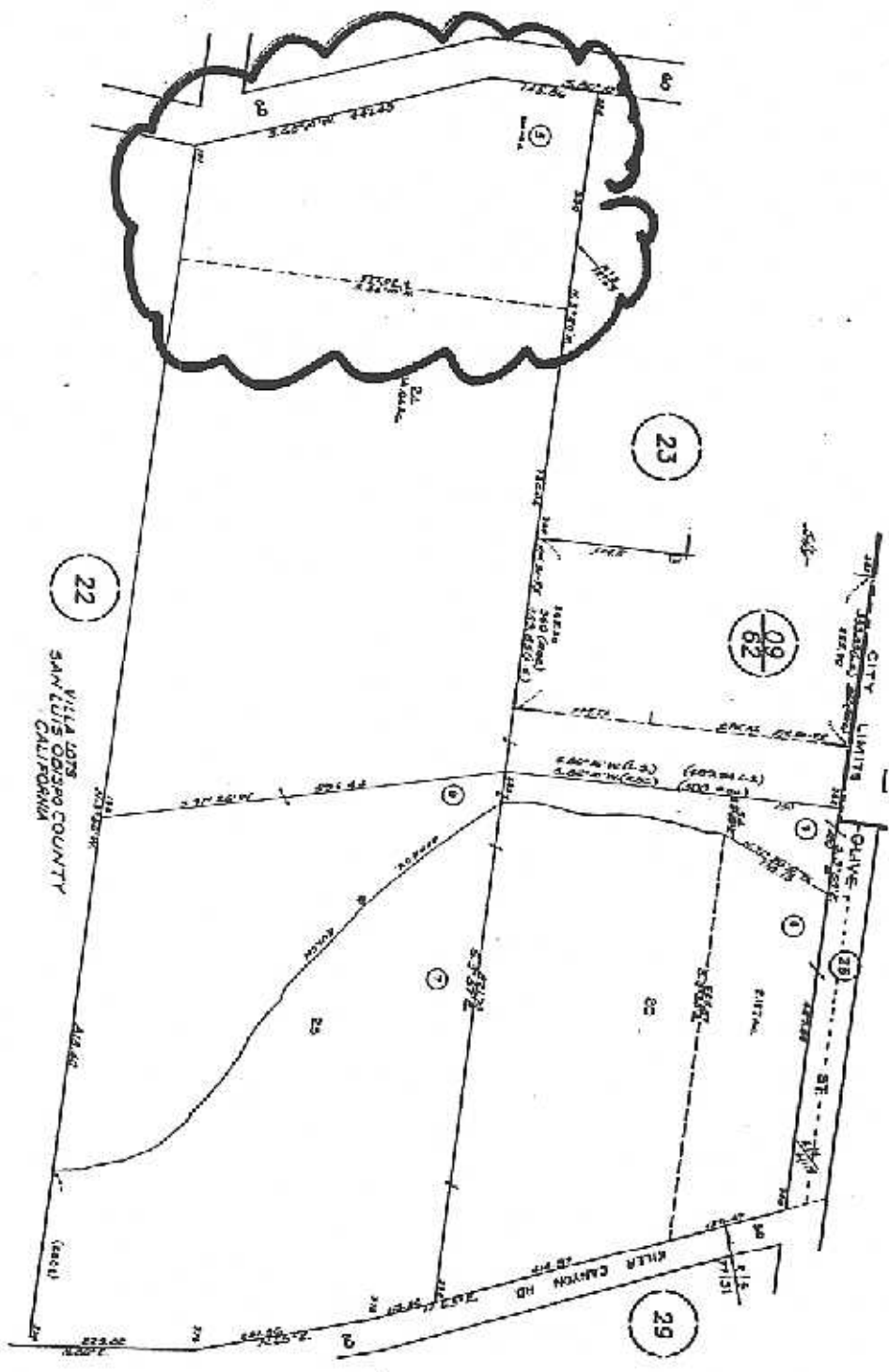
5/16

REVISIONS	
TECH	DATE
EP	04-12-01

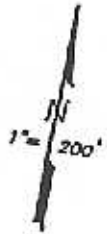
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EP
04-12-01

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

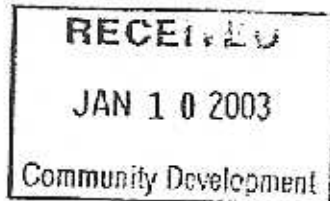


NAME, R.M. Bk. Pg.



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BUILDING DIVISI

ASSESSOR'S MAP CO.
SAN LUIS OBISPO, CA
BOOK 24 PAGE 18



PA
-114

**Pat and Sherry Molnar
1155 Montecito Road
Cayucos, CA 93430**

January 7, 2003

To: Mr. Bob Lata,
Community Development Director Paso Robles

Re: 202, 204 & 208 Fourth Street, Paso Robles (APN: 018-241-005)

Dear Mr. Lata:

I am writing to you by referral from Mr. Darren Nash. On January 3rd, we met with Mr. Nash regarding the annexation of the 3 lots referenced above. We recently purchased these lots with homes situated on about 3.5 acres with three certificates of compliance. They are located very close to the current city limit. We believe there are benefits to the city as well as to ourselves should the city decide to annex these parcels.

The three houses located on these parcels are already being served with city water and gas. Unfortunately, they are on septic systems at this time. We would like to be able to hook up to the sewer system that already serves the next block adjoining our parcel and abandon the use of these septic systems, and in doing so, continue the curb and sidewalk in front of our parcels.

We also realize that county sheriff and fire departments should respond to calls at this location, but due to the proximity to town city departments are called instead and receive no revenue for it. Annexation would help alleviate the confusion.

Another consideration for annexation is reflected in the topography of our parcels and the ones adjoining them. Our property is flat and runs alongside the road. The parcels beyond ours become steeper thereby creating a natural city/county interface. There are also no problems with Oak trees along the road in this area.

In conclusion, we feel that our property is being under-utilized and would create a logical barrier for the city limit should it be annexed into the city with the new general plan update. At this point we do not have any requests for specific development uses, but this could be a good location for more affordable housing in Paso Robles. We would look to the city and professionals for advice on this matter should the time come. We ask that you please consider folding this project in with the general plan update. We will attend the general plan meetings and try to stay in contact with you. Please call or write if you have any questions or need to follow up.

Regards,

Pat Molnar

PAZ

RECEIVED
FEB 21 2003
Community Development

Pat and Sherry Molnar
1155 Montecito, Rd
Cayucos, Ca. 93430

To: Mr. Bob Lata,
Community Development Director Paso Robles

2/16/03

Re: 202, 204 & 208 fourth St, Paso Robles

Dear Mr. Lata:

I am writing you to follow on our phone conversation we had a last week. As we discussed the parcels on 4th St are zoned through the county as rural residential non-conforming and we cannot at this time make any lots smaller than 2.5 acres. However the size of the lots at this time are .5, 1.4 & 1.7 acres in size. I would ask that in the process of annexation you could re zone the parcels as R1-B3. With the reduction of parcel size to 20,000 sq. ft lots This would allow use to add about 3 to 4 new homes and the city would then realize all the benefits stated in the last letter we wrote you on 1 / 7 / 03.

As stated in the earlier letter the benefits would be realized both with the city and for us. But if we cannot reduce the parcel sizes it would not be to our benefit to annex to the city at this point.

Again thank you for your time and please let us know your feelings on this issue.

Best wishes

Patricia E. Molnar

Pat Molnar

Cc. Darren Nash

March 6, 2003

To: Bob Lata
Community Development Director Paso Robles

Members of the Paso Robles City Council and AN IIOC Committee

From: Pat and Sherry Molnar

Re: 202, 204 and 208 Fourth St Paso Robles, APN: 018-241-005-9-7

(3.5 acres South of west 4th street between Peachtree and Maple Street)

Dear Sirs,

I am writing this letter to follow up on previous correspondence regarding the annexation and rezoning of the above mentioned parcels.

Our goal for this property is to remove the homes that are there and use the property to its potential by utilizing an in-fill development that will cluster along a portion of the properties 600 feet of frontage and leave the back open space or even a small park.

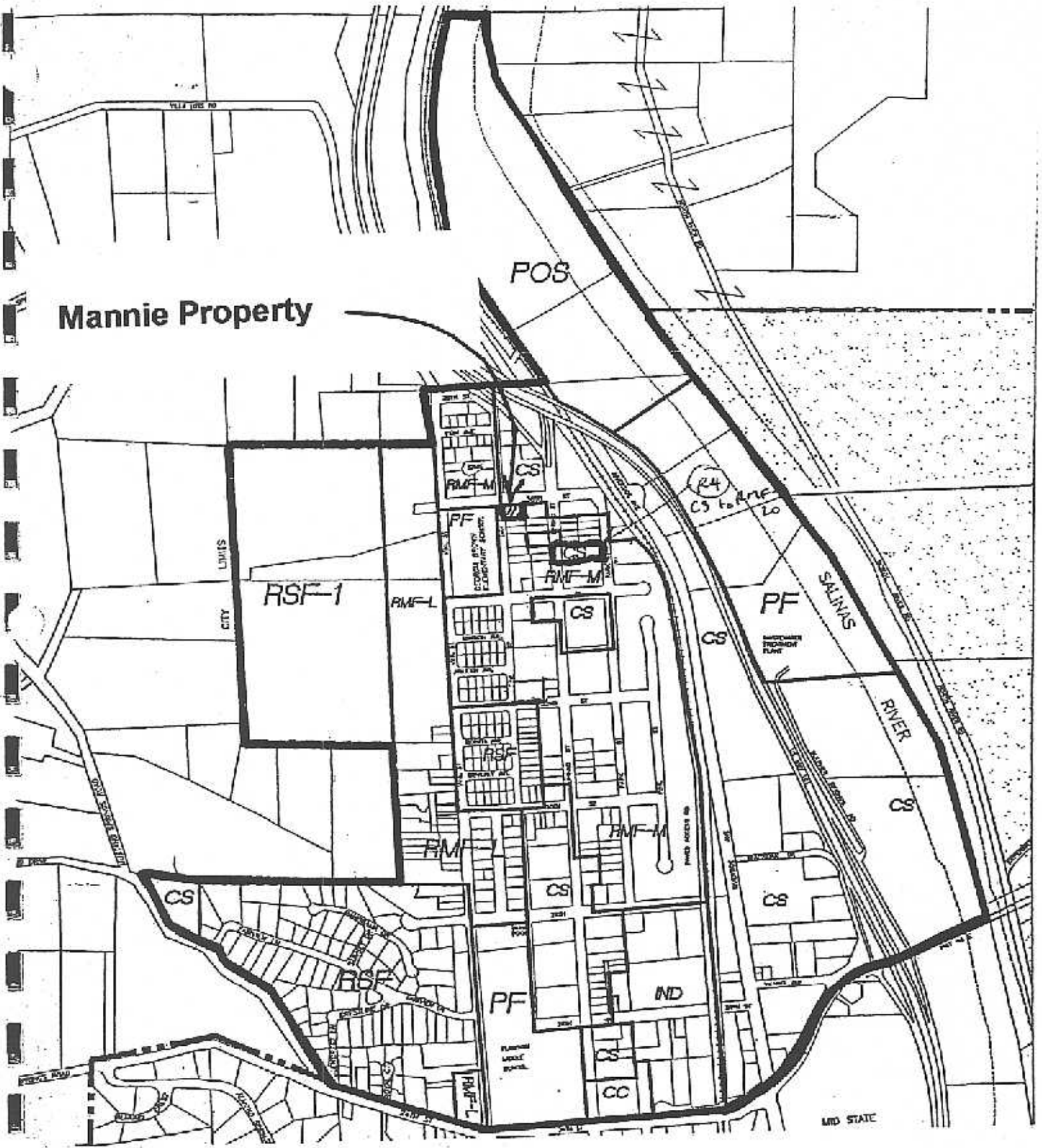
The facts are that city water and natural gas already serve this property and the parcels are non-conforming to county specs (min 5 acres parcels). Along with the reasons stated in the last two letters I respectfully request a re-designation to R1-PD.

Thank you for the consideration.

Best wishes.

Patrick Molnar

FIGURE LU-1A: LAND USE MAP FOR SUBAREA 1





McCarthy & Associates
ARCHITECTURE ■ CONSTRUCTION ■ DEV
201 Encinal Road
Paso Robles, California 93446
805-239-1040

GENERAL PLAN UPDATE

REQUEST = AMEND GP LAND USE
DESIGNATION FROM
RMF-M TO RMF-20
March 10, 2003

RECEIVED
MAR 12 2003
Community Development

RECOMMENDATION OF
GPAD HOC COMMITTEE
Darren Nash = APPLY SENIOR
Planning Division HOUSING OVERLAY
Community Development Department
City of El Paso de Robles

Bob - Ralph submitted
this letter with a
PD App. I under-
stand the window
has closed for
consideration

Re: Planned Development
J. D. Mannie/J. Deidun 5 unit townhouse project
SE corner 36th & Oak Streets
APN 08-031-026

Darren:

Per our last telcon, we are submitting the following exhibits for your preliminary staff review of our application for planned development of the referenced project:

1. Application form for development with property owner's authorization;
2. Application deposit of \$1,200.00;
3. List of property owners and two copies of mailing labels of parcels within 300' of subject property;
4. Copy of Title Report;
5. Copy of preliminary lot line adjustment/parcel map #PRAL 02-0367;
6. Five full size and reduced copies of preliminary drawings of the project, including:
 - a. Site Plan/Floor Plan/Statistics;
 - b. Exterior elevations;
 - c. Grading and Drainage plan
 - d. Preliminary landscape plan.

through
G.P. up
process
Please
confirm
and I will
let Ralph
know



The zoning for the property is R-4PD, but the General Plan designation is currently medium density residential, allowing 12 DU/acre, which was apparently changed from high density residential in early 1990. We have designed the project to comply with the current GPD.

Thanks,
Kay

March 10, 2003

Darren Nash

Re: J.D. Mannie/J. Deidun

5 unit townhouse project

Page 2

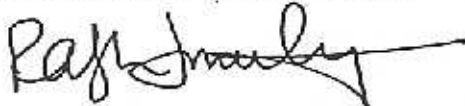
With this application, we would respectfully request that this property, and perhaps others in the area which have similar characteristics and zoning, be considered for a G. P amendment to allow the higher density needed to both satisfy the pending need for more affordable housing in Paso Robles, and also to render the property more economically feasible to produce the affordable housing. We have also designed the layout so we would be able to add three more units over the open parking area if the allowable density were increased, providing a total of 8 units.

As you may be aware, we are currently processing the lot line adjustment to add a small piece of surplus property, belonging to the Church of Christ, to our present parcels A & B, in order to provide the required area of land to support the application.

We would appreciate your review and comment on both our P. D. application and our request for a G.P. amendment.

Thanks for your consideration.

MCCARTHY & ASSOCIATES



Ralph J. McCarthy, Architect/Agent of Owner/Applicant

April 30, 2003

Honorable City Council
Honorable Planning Commission
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

Attn: Robert Lata, Director
Community Development Department

Re: General Plan Update Request

Subject: Parcels B & C, 33-PM-90
SE corner of 36th & Oak Streets
APN 008-031-026
City of El Paso de Robles

Owner: Jerome and Janet Mannie

Dear Members:

On behalf of the Owners, we respectfully request a reconsideration of our previous request to reinstate a General Plan designation of this parcel back to high density multi-family residential, which was reduced to medium density designation in 1991, but which did not change the zoning.

The current zoning designation is R4-PD, which would allow 8 residential units on the 20,722 sq. ft. parcel (.475 ac), yielding a density of 16.84 units per acre, consistent with the existing density in the neighborhood and complying with the G.P. designation RMF HD. The G. P. Amendment would bring the existing zoning in conformance with the higher density General Plan allowance.

Additionally, and more significant, the HD designation would allow 3 more much needed lower-cost, affordable housing units to be available to potential buyers than the current 5 units allowed under the MD designation, and would be compatible with the existing development.

Thank you for the opportunity of presenting our request.