

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS, AND  
HONORABLE CHAIRMAN AND PLANNING COMMISSION MEMBERS

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: STATUS REPORT – GENERAL PLAN UPDATE  
AD HOC COMMITTEE REVIEW AND RECOMMENDATIONS

DATE: JUNE 24, 2003

Needs: For the City Council and the Planning Commission:

- To receive a presentation from the City's consultant, Mr. John Rickenbach with Rincon:
  - Providing an overview of the ad hoc Committee recommendations for inclusion in the General Plan Update; and
  - Reviewing the remaining steps and time frame for completing the General Plan Update.
- To review and provide direction regarding ad hoc Committee recommendations for certain property-owner requests.

- Facts:
1. At its December 17, 2002 meeting, the City Council established an ad hoc Committee for the General Plan Update comprised of two Council members and three Planning Commission members.
  2. The ad hoc Committee was formed to work together with the consultant and City staff to formulate recommended text for the General Plan Update.
  3. Council members Picanco and Finigan and Planning Commissioners Flynn, Johnson, and Warnke serve on the ad hoc Committee.
  4. The Committee has been meeting weekly for six months, and completed its review of the General Plan.
  5. The Committee has recommendations for the General Plan Update (see attached summary).
  6. The General Plan contains the seven (7) Elements that are required by law and an additional one addressing Parks & Recreation.

<b>General Plan Elements</b>	
<b>Land Use</b>	Identifying the type, intensity & general distribution of land uses in the City
<b>Circulation</b>	Identifying the location & extent of existing/planned circulation system
<b>Housing</b>	Identifying needs and presenting an action plan for addressing them
<b>Conservation</b>	Addressing conservation, development, & use of natural resources
<b>Open Space</b>	Identifying plans/programs for preserving open space
<b>Parks &amp; Recreation</b>	Identifying needs & presenting an action plan for meeting the needs
<b>Noise</b>	Identifying how to minimize exposure to, and creation of, noise
<b>Safety</b>	Establishing policies and programs to protect the community from hazards

7. The purpose of the June 24<sup>th</sup> public workshop with the full Council and Commission is two-fold:
- To review the ad hoc Committee recommendations on the General Plan Update text and map; and,
  - To review the remaining steps and time frame for completing the General Plan Update, including provisions for continued public input and participation in the process.

Analysis

And Conclusion: **General Plan Text**

Updating the City’s General Plan will provide a key land use and planning policy document to guide decision-making in the coming years. The “planning horizon” for the General Plan is the Year 2025.

The status of each existing General Plan Element is as shown in the table below.

<b>Status of the General Plan Elements</b>	
<b>Land Use</b>	1991 Comprehensive Re-write and environmental impact report
<b>Circulation</b>	2001 Update to incorporate and address the 1991 Land Use Comprehensive Re-write
<b>Housing</b>	1994 Update in compliance with state law; Next Update due to HCD by 12/31/03
<b>Conservation</b>	1974 Initial Adoption; Not Updated
<b>Open Space</b>	1974 Initial Adoption; Not Updated
<b>Parks &amp; Recreation</b>	1988 Initial Adoption; Not Updated
<b>Noise</b>	1994 Initial Adoption; Not Updated
<b>Safety</b>	1974 Initial Adoption; (1999 Technical Study Prepared); Not Updated

The goals of the General Plan Update are:

- To integrate the individual Elements at a policy level into one document
- To make the document easy to read, understand, and implement.
- To eliminate ineffective programs/action items that do not achieve the stated goals.

The attached summary presents the ad hoc committee recommended updates for the General Plan Elements.

The ad hoc Committee recommendations have been developed with specific emphasis placed on adhering to the City Council’s adopted “Mission Statement” reflecting their vision for the future of Paso Robles. The vision is that the City is to be a balanced community where the majority of the residents can live, work, and shop.

Key components of the vision for the future of Paso Robles are to:

- Maintain/Enhance the City’s Small Town Character;
- Strengthen the City’s Economic Base; and
- Protect/Enhance the Quality of Life enjoyed.

**Property Owner Requests Revisited**

At the April 29<sup>th</sup> joint Council/Commission workshop, the ad hoc Committee was asked to reconsider its recommendations on two (2) property owner requests (Landon and Sylvester) for changes to the General Plan. Upon reconsideration and review of additional information (see attached correspondence), it was the consensus of the ad hoc Committee:

1. To retain the CS (Commercial Service) designation of the Landon property located east of the Colonial Motel in the 3400 block of Spring Street.
2. To modify the proposed designation of the Sylvester Family Trust property located on Kleck Road from RSF-1 to RSF-2 to allow for the possibility of subdivision into two lots.

Further, the ad hoc Committee reconsidered two (2) other property-owner requests (Molnar and Mannie) for changes to the General Plan. Upon reconsideration and review of additional information, it was the consensus of the ad hoc Committee:

3. To exclude the Molnar property at 208 Fourth Street from inclusion in the General Plan Update.
4. To retain the Residential Multi-Family – Medium designation of the Mannie property at the southeast corner of 36<sup>th</sup> and Oak Streets, but allow for the possibility of additional units if the project is designed for the elderly.

**General Plan Land Use Alternatives**

Based on Council direction provided October 15, 2002, the impacts of the largest geographic area and population scenario for the City are being studied in the Environmental Impact Report. The information and analysis of the potential impacts will then be used as a basis for subsequent discussion and refinement as part of the process of determining the appropriate level of growth for Paso Robles.

Since the January 2003 release of the Notice of Preparation of an EIR, the maximum, theoretical build-out Land Use Alternative has been refined. It has been reduced from an ultimate buildout population of 48,900 to 45,400. The Environmental Impact Report will review and evaluate four (4) different land use alternatives to provide detailed information and analysis for use in determining the appropriate level of growth for the community.

Alternative #1	Maximum Development	43,500 to 45,400
Alternative #2	Moderate Development	42,000 to 43,500
Alternative #3	Minimum Development	40,000 to 42,000
Alternative #4	Existing General Plan	Approximately 35,000

**Next Steps**

As for the next steps in the General Plan Update Program, it is envisioned:

- That the Draft EIR and General Plan Update Summary will be finished and released for a 45-day public review and comment period in July/August;
- That Public Workshops on the EIR and the General Plan Update will be held in August and September;
- That the Final EIR and General Plan Update will be released this Fall with public hearings beginning in November and continuing through the end of the year.

Separate public notices will be distributed when the documents are completed and available for review and comment.

Fiscal  
Impact:

None. A program budget has already been established for this project.

General Plan implementation items, however, will require establishment of individual program budgets, as appropriate.

- Options:
- A. For the City Council and the Planning Commission to:
    - 1. Review the General Plan Summary overview and the ad hoc Committee recommendations on the General Plan Update text and map and provide direction as to the next steps.
    - 2. Discuss the remaining steps and time frame for completing the General Plan Update, including provisions for continued public input and participation in the process.
  - B. For the City Council and the Planning Commission to:
    - 1. Request additional information and analysis.
    - 2. Amend, modify, or reject some or all of the ad hoc Committee recommendations.

#### Attachments

- 1. [Long Range Planning Overview](#)
- 2. [General Plan Update Summary](#)
- 3. [Correspondence, Reconsideration of Property-Owner Request \(Landon, Sylvester, Molnar, and Mannie\)](#)