

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ANNUAL REPORT ON THE GENERAL PLAN

DATE: SEPTEMBER 20, 2005

Needs: To consider a status report on the implementation of the General Plan.

Facts:

1. California Government Code Section 65400 requires local jurisdictions to prepare an annual report on the status of the General Plan and progress towards its implementation. The report is to be submitted to the Governor's Office of Planning and Research and to the Department of Housing and Community Development (HCD) by October 1 of each year.
2. The Housing Element report must include an assessment of progress made toward meeting the City's share of the Regional Housing Need.
3. Submittal of the Housing Element Report to HCD is a requirement for application for the State's Workforce Housing Grant. In June 2005, HCD notified the City that it had been approved for a 2004 Workforce Housing Grant of \$258,634 as a reward for approval of the Canyon Creek Apartment project.
4. Attached is an annual report that basically has two parts. The first (Exhibit A) is a table containing brief descriptions of every Action Item, except those in the Housing Element, with thumbnail descriptions of their status of implementation. The second (Exhibit B) is the Housing Element Report, with discussions of progress toward meeting the City's share of the Regional Housing Need and a similar table as that in Exhibit A for the Housing Element Action Items.
5. The Planning Commission will consider this annual report at its meeting of September 13, 2005. A verbal report on the Planning Commission's action will be made to the Council at its meeting of September 20.

Analysis and  
Conclusion:

There is no state-mandated format for the General Plan Annual Report. The format of Exhibit A in the attached report is similar to that employed in previous years for reporting on implementation of Economic Strategy Action Items. The format for the Housing Element Report (Exhibit B) was the same as that submitted to HCD in 2004 for the City's Workforce Housing Grant application.

Staff from all departments contributed to the preparation of this report. In the 18 months since adoption of the General Plan, it appears that the City has made considerable progress in implementing the action items.

Policy  
Reference: California Government Code Section 65400

Fiscal Impact: None.

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

- a. Via voice vote (minute action), approve submittal of the 2005 General Plan Annual Report to the Governor's Office of Planning and Research and to the Department of Housing and Community Development;
- b. Amend, modify or reject the foregoing options.

Prepared by:

Ed Gallagher  
Housing Programs Manager

Attachment: 2005 Annual Report on the General Plan

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**City Of El Paso De Robles**

**Annual Report on the General Plan**

**2005**

**(Prepared pursuant to Government Code Section 65400)**

Presented to the Planning Commission on September 13, 2005  
Approved by the City Council on September 20, 2005

## **Mandate for Annual Report on the General Plan**

Section 65400 of the Government Code requires that the Planning Commission shall do both of the following:

- (a) Investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the General Plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b)
  - (1) Provide an annual report to the City Council, the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Section 65583(c)(3).
  - (2) The housing portion of the annual report required to be provided to OPR and HCD pursuant to this subdivision shall be prepared through the use of forms and definitions adopted by HCD. This report shall be provided to City Council, OPR and HCD on or before October 1 of each year.

## **Composition of the General Plan**

Government Code Section 65302 requires that the General Plan contain the following seven mandatory elements:

- 1. Land Use;
- 2. Circulation;
- 3. Housing;
- 4. Conservation;
- 5. Open Space;
- 6. Noise;
- 7. Safety.

Government Code Section 65303 provides that, in addition to the mandatory elements, local jurisdictions may adopt optional general plan elements to address other policy matters related to the physical development of the community.

## **History of Adoption and Amendment of Current Elements of Paso Robles' General Plan**

The City of Paso Robles' General Plan currently consists of the eight elements listed in the table below.

<b>Element</b>	<b>Date of Adoption</b>	<b>Adopted by Resolution</b>
Land Use	December 16, 2003	03-232
Circulation	December 16, 2003	03-232
Housing	December 7, 2004	04-262
Open Space	December 16, 2003	03-232
Conservation	December 16, 2003	03-232
Safety	December 16, 2003	03-232
Noise	December 16, 2003	03-232
Parks & Recreation	December 16, 2003	03-232

The Land Use Element has been amended once since its adoption. General Plan Amendment 2004-001, adopted on January 4, 2005 via Resolution 05-004, amended the Land Use Element as follows:

Component A. Revised the boundaries of the Oak Park Specific Plan Overlay Area shown on the Land Use Map (Figure LU-) to remove those properties located north of 34<sup>th</sup> Street from the overlay area.

Component B: Amended the text on Page LU-30 to establish the Airport Influence Area and amended the Land Use Map (Figure LU-6X) to establish the boundaries of the Airport Influence Area.

## **Progress Made in Implementing the General Plan**

This report addresses progress made on implementing the General Plan between adoption of the elements and June 30, 2005. Attached are the following two exhibits.

Exhibit A is a table containing abbreviated descriptions of all Action Items from every element, except the Housing Element, and thumbnail description of the status of completion. (It should be noted that some Action Items are intended to be ongoing actions, that is, actions the City undertakes on a recurring basis.)

Exhibit B is a discussion of progress made in implementing the Housing Element.

## Exhibit A: Status of General Plan Action Items as of June 30, 2005

**Note:** The Action Items in the table below are but brief descriptions intended to identify the subject matter of the action items and not to serve as a legal substitute for the full text of the Action Items. Please refer to the General Plan text for the full text of the action items.

Policy	Action Item Number & Brief Description	Status
	LAND USE ELEMENT	
LU-1A Land Use Categories	1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2.	Completed: R-5 (RMF-20) and Mixed Use Overlay Zones. Yet to be completed: PF, MH, Senior Housing Overlay, and Vine Street Overlay Zones
	2. Allow projects in the Mixed Use land use category and/or in Specific Plan areas to be developed with more than one land use.	Completed: Mixed Use Overlay regulations. In progress: Chandler Ranch Area, Olsen Ranch, and Beechwood Area Specific Plans.
LU-1B Airport Land Use Compatibility	1. Prohibit further subdivision of land within the Airport Land Use Review Area, or changes to land use or zoning, that would accommodate additional dwelling units.	Completed: Airport Land Use Plan Update
LU-2B Visual Identity	1. Amend/Update the Zoning Ordinance to define standards. Encourage property-owners to upgrade existing buildings and sites to conform to these standards.	To be scheduled.
	2. a. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced.	To be scheduled.
	b. Ensure that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape.	As needed/ongoing action
	3. Require utilities to be placed underground in new development projects.	Ongoing action
	4. Continue to enhance the downtown as a priority.	Ongoing action
LU-2C Local Heritage	1. Establish a Vine Street Historic Overlay District and adopt design guidelines.	Completed: design guidelines To be scheduled.: Vine Street Overlay District
	2. Review new development projects for consistency with the Downtown design guidelines and the Vine Street neighborhood guidelines.	As needed/ongoing action (downtown) To be scheduled. (Vine Street).
LU-2D Neighborhoods	1. Review/revise the Zoning Ordinance to address the size, use and appearance of accessory structures to ensure neighborhood compatibility.	To be scheduled.
	2. Preserve health and safety, and strengthen the integrity of neighborhoods and districts by implementing traffic calming measures.	In progress: Traffic calming plan

### Exhibit A: Status of General Plan Action Items as of June 30, 2005

Policy	Action Item Number & Brief Description	Status
	3. Develop safety and traffic calming measures for the design of streets.	In progress: Traffic calming plan
	4. Review and update, as necessary, the City's Building Security & Construction Standards for exterior lighting, security, and safety measures.	To be scheduled.
	5. Require all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties.	Ongoing action
	6. Continue to enforce the glare provisions of the Zoning Ordinance.	Ongoing action
LU-2E Purple Belt	1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a "purple-belt" that buffers the eventual edge of the City.	In progress: Purple Belt Plan
	2. Acquire development rights/easements within the designated purple belt area.	To be scheduled after adoption of a Purple Belt Plan.
	3. Ensure that the County retains surrounding lands in very low-density rural residential, open space, and agricultural uses.	As needed/ongoing action
	4. Implement strategies that help preserve or protect agriculture beyond the City limits.	To be scheduled after adoption of a Purple Belt Plan.
	5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	Ongoing action
LU- 2F Planning Impact Area	1. Evaluate annexation requests for conformance with adopted General Plan goals, policies and action items, as well as public infrastructure and service plans.	Completed: Olsen Ranch, Beechwood Area, and Linne Road (Our Town) Annexations.
	2. Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.	As needed/ongoing action
LU- 2G Specific Plans	1. Encourage establishment of Specific Plans for other areas.	In progress: Chandler Ranch Area, Olsen Ranch, and Beechwood Area Specific Plans.
	2. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	In progress: Chandler Ranch Area, Olsen Ranch, and Beechwood Area Specific Plans.
LU- 2H Downtown	1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.	As needed/ongoing action
	2. Promote a vibrant Downtown using several specified methods.	Ongoing action
LU- 2I Infill	1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations.	Completed: Mixed Use Overlay regulations.
	2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.	Completed: Mixed Use Overlay regulations.
LU-2J Public Art	1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places.	Completed: Public Art Policy
LU-4A Service Levels	1. Direct City revenues towards continuing to fund the public services and on-going maintenance/operation of public facilities and utilities provided by the City.	See response to Action Item #5 under Policy LU-2B.
	2. Require new development in annexation areas and/or specific plan areas to establish funding mechanisms to pay for the construction, maintenance, and operation of required City services and facilities on an on-going basis.	See response to Action Item #5 under Policy LU-2B.

### Exhibit A: Status of General Plan Action Items as of June 30, 2005

Policy	Action Item Number & Brief Description	Status
	3. Require a fiscal impact analysis for new development in annexation areas and/or specific plan areas and condition projects accordingly so as to ensure that they will be fiscally neutral and not result in a net loss for the City.	In progress: Chandler Ranch Area, Olsen Ranch, and Beechwood Area Specific Plans.
	4. As part of implementation of the General Plan Update: <ul style="list-style-type: none"> <li>- Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis.</li> <li>- Revise/update the City's Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities.</li> <li>- Update the Capital Improvement Program so that it is in conformance with the revised Master Plans.</li> <li>- Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile.</li> <li>- Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible.</li> <li>- Maintain the Youth Arts Center satellite library.</li> </ul>	<p>Growth Management Plan Update to be scheduled for FY 05/06</p> <p>In progress: Storm Drain Master Plan, Water Master Plan, and Sewer Master Plan Updates</p> <p>To Be Scheduled: Solid Waste Master Plan</p> <p>To Be Scheduled: Library expansion and branches</p> <p>Scheduled for FY 06/07: Civic Center Master Plan</p> <p>Ongoing action</p>
LU-4B Public Schools	1. Enable collection of impact fees for development of capital facilities for public schools permitted by State Law to be collected with issuance of building permits.	Ongoing action
	2. Investigate and implement means to eliminate shortfalls that may result from the insufficiency of those impact fees to fund the acquisition of sites and construction of public schools. Such means may include the following: <ol style="list-style-type: none"> <li>1. Conditioning legislative actions upon payment of supplemental fees, or making dedications of land in lieu of fees.</li> <li>2. Formation of Community Facilities Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools.</li> </ol>	Community Facilities District provisions have been established; there do not appear to be further steps that can be taken at this time.
	3. Support the school districts' request that public school sites be located in accordance with specified standards:	As needed/ongoing action
	4. Refer development applications to Paso Robles and Templeton School Districts. Seek to minimize traffic and circulation problems in the vicinity of school sites.	Ongoing action
	5. Facilitate the provision of schools by continuing to work closely with the school districts during the site selection and development process.	As needed/ongoing action
	<b>CIRCULATION ELEMENT</b>	
CE-1A Circulation Master Plan	1. Pursue funding and implementation of the circulation improvements shown in Table CE-1 (following this table).	See comments on Table CE-1.
	2. Use Municipal Code and CEQA for setting conditions of approval of development applications to provide adequate access to all parcels and to make appropriate improvements to the transportation systems serving subject sites.	Ongoing action
	3. Preserve right-of-way and require construction in-lieu fees and developer fees and/or region-wide supplemental funding to construct bridges and interchanges.	As needed/ongoing action



### Exhibit A: Status of General Plan Action Items as of June 30, 2005

Policy	Action Item Number & Brief Description	Status
	4. Encourage the County to require development surrounding the City to dedicate and improve streets to City Standards to provide other transportation improvements, and to pay the City's transportation development impact fees.	As needed/ongoing action
	5. Update the Zoning, Subdivision, Streets and Sidewalk chapters of the Municipal Code, as well as the Standard Conditions of Approval and Standard Specifications and Details as needed.	As needed/ongoing action.
	6. Develop a traffic calming program, and implement traffic calming measures to minimize the impacts on the use of local streets by vehicular traffic and to maintain/enhance health, safety and livability of the neighborhoods.	Completed: Traffic calming plan
	7. Use the Capital Improvement Program and the City's Budget process to prioritize and fund major improvements.	As needed/ongoing action
	8. Continue to actively seek federal, state, and regional grants and/or funding.	Ongoing action
	9. Use development impact fees to fund any needed improvements as may be required to serve new development. Update these fees as necessary.	Ongoing action
	10. Install handicapped ramps on street corners.	Ongoing action
	11. Explore the feasibility of all traffic signals with centralized control systems.	Ongoing action
	12. Consider establishing limitations on unnecessary truck traffic in residential areas, including signed truck routes.	City Council deferred study of this matter until completion of the 13 <sup>th</sup> Street Bridge widening.
CE-1C Airport	1. Establish policy and actions items as part of the Airport Master Plan and Airport Land Use Plan Updates.	Completed: Airport Master Plan and Land Use Plan Updates
	2. Pursue federal and state grants for airport improvement projects.	As needed/ongoing action
CE-1D Transit	1. Continue operation of local bus service and inter-connection with regional transit.	As needed/ongoing action
	2. Make information available on traffic and circulation, as well as transit.	As needed/ongoing action
	3. Require new development to provide bus stops, shelters, and turn outs.	As needed/ongoing action
CE-1E Rail	1. Maintain adequate freight rail service to commercial and industrial properties located along the railroad right-of-way.	As needed/ongoing action
	2. Coordinate with the San Luis Obispo Council of Governments regarding the potential for commuter rail service.	Ongoing action
	3. Investigate expanding Amtrak rail service to the City.	SLOCOG is working on this action.
	4. Promote the Amtrak bus feeder link, which provides connections to trains north and south of the City.	SLOCOG and SLORTA are working on this action.
CE-1F Pedestrian Access & General Coordination	1. Implement an ongoing program to identify and eliminate hazardous conditions to pedestrians.	In progress: ADA study
	2. Provide safe and convenient pedestrian, bicycle and vehicle access to the Cuesta College North County Campus, through specified means.	To be scheduled
	3. Work with San Luis Obispo County and SLOCOG to create/integrate local traffic models as tools to evaluate impacts/formulate appropriate mitigation measures.	Ongoing action
	<b>HOUSING ELEMENT</b>	
	<i>The Housing Element is analyzed in a separate table.</i>	

### Exhibit A: Status of General Plan Action Items as of June 30, 2005

Policy	Action Item Number & Brief Description	Status
	<b>CONSERVATION ELEMENT</b>	
C-1A Water Source, Supply & Distribution	1. Investigate and implement if feasible, development of supplementary water supplies to provide diversified resources and receive aquifer demand.	Ongoing action
	2. Investigate and implement, if feasible, basin recharge programs through non-traditional methods	In progress: update of Urban Water Master Plan; draft recommends recycling waste water.
	3. Maintain/update the Urban Water Management Plan and implement Best Management Practices as feasible.	In progress; to be completed in December 2005.
	4. Maintain an updated Water Master Plan and develop needed water production, treatment, storage and distribution facilities as part of the Capital Improvement Plan/Budget.	Ongoing action
	5. Maintain potable water quality via the following measures a. Continue to monitor City water supplies wells for water quality requirements. b. Encourage minimization of applications of agricultural chemical fertilizers and pesticides and enforce conservative application of agricultural waters. c. Provide treatment and distribution systems needed to assure conveyance of potable water that meets all water regulations.	Ongoing action In progress; a new "well permit and use agreement"
	6. New water service shall not be extended to areas outside the City boundaries.	As needed/ongoing action
	7. Maintaining private water well use shall be allowed only for existing agriculture uses and then only when approved by City Council.	In progress; a new "well permit and use agreement"
C-1B Sewer Service	1. Maintain an updated Sewer Master Plan and develop needed sewer conveyance and treatment facilities as part of the Capital Improvement Plan/Budget.	Ongoing action
	2. Require sewer connection for all new buildings.	Ongoing action
	3. Require the abandonment of all septic systems at such time that a sewer becomes reasonably available to a parcel.	Ongoing action
	4. The City shall not provide nor permit delivery of City sewer services to areas outside the existing City limits until such areas are annexed.	Ongoing action
	5. Develop wastewater effluent discharge alternatives including land percolation/ evaporation and/or recycling.	In progress: Integrated water/waste water management plan
C-1C Storm Drainage	1. Maintain and update the Storm Water Master Plan. Implement, as feasible, recommended actions and Best Management Practices described in the Plan.	In progress: Storm Drain Master Plan Update
	2. Establish a variety of revised development standards as may be appropriate.	To be scheduled
C-1D Solid Waste	1. Support and participate in an update to the County Solid Waste Management Plan.	To be scheduled
	2. Reduce the amount of solid waste to be taken to the landfill by implementing the City's Source Reduction and Recycling Element.	Ongoing action. There has been a 20% reduction between 2003 and 2005.
	5. Develop a City-specific solid waste master plan.	To be scheduled
C-2B Air Quality/ Vehicle Miles Traveled	1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications.	Ongoing action
	2. Encourage the development of transit facilities.	Ongoing action

**Exhibit A: Status of General Plan Action Items as of June 30, 2005**

<b>Policy</b>	<b>Action Item Number &amp; Brief Description</b>	<b>Status</b>
	3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop and play, thereby reducing the commute lengths for some City residents.	Ongoing action
	4. Encourage infill development.	Ongoing action
C-2C Air Quality/ Emissions Reduction	1. Continue to prohibit agricultural burning.	Ongoing action
	2. Encourage private sector efforts to provide composting and creation of mulch in locations that avoid incompatibility of land uses.	As needed/ongoing action
	3. Require builders to use appropriate techniques to minimize pollution from construction activities.	Ongoing action
C-3A Oak Trees	1. Implement the Oak Tree Preservation Ordinance.	Ongoing action
	2. Plant oaks in parks and on other City-owned properties.	
	3. Encourage and/or require new development to include the planting of new oaks.	Ongoing action
C-3B Sensitive Habitat	1. With CEQA review of new development, prepare biological studies, explore alternatives to habitat removal, and seek input from other public agencies with expertise in biological resources.	Ongoing action
	2. With CEQA review of new development, require mitigation of potential impacts to the San Joaquin Kit Fox and its habitat be provided.	Ongoing action
	3. Encourage use of native plants.	Ongoing action
C-4A Mineral Resources	1. Continue to permit surface mining of sand and gravel as a conditional use within the Salinas River and Huerhuero Creek.	Ongoing action
	2. Ensure that measures are adopted to protect the capability for future extraction of sand and gravel.	As needed/ongoing action
C-5A Visual Resources	1. Investigate and implement, as feasible, a variety of alternative funding sources to enhance important visual resources.	To be scheduled
	2. Establish/implement site design, landscaping, architecture, and sign design standards to define gateways, corridors, major arterials, and natural areas.	To be scheduled
C-6A Historic Resources	1. Continue to implement the Council adopted Downtown Design Guidelines	Ongoing action
	2. Establish a Vine Street Historic and Architectural Preservation Overlay District. Prepare and implement design guidelines for future development and renovations.	To be scheduled
C-6B Archaeological Resources	1. For projects subject to CQA, prepare archaeological studies. Incorporate mitigation measures identified by such studies into the development.	As needed/ongoing action
	<b>OPEN SPACE ELEMENT</b>	
OS-1A Open Space/ Purple Belt	1. This plan/program is to address: (a) open space acquisition; (b) acquisition priorities; and (c) maintenance and monitoring of City-owned open space areas	No action indicated. (this action item is informational in nature.)
	2. Reserve easements for public access, preferably trail access, to large units.	As needed/ongoing action

### Exhibit A: Status of General Plan Action Items as of June 30, 2005

Policy	Action Item Number & Brief Description	Status
	3. Develop strategies for pursuing federal, state, and private funding for the Open Space/Purple Belt plan/program.	To be scheduled after adoption of a Purple Belt Plan.
	4. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design.	As needed/ongoing action
	5. Investigate and implement the transfer of development rights from open space lands to other lands and dedication of conservation easements where appropriate.	To be scheduled after adoption of a Purple Belt Plan.
	6. Strive to establish an agricultural buffer between publicly-accessible open spaces and bordering agricultural lands.	As needed/ongoing action
	7. Coordinate the City's Open Space/Purple Belt plan/program with neighboring communities, the County of San Luis Obispo, and non-profit agencies.	In Progress: Purple Belt Plan
	8. Investigate with San Luis Obispo County, establishment of permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns.	To be scheduled after adoption of a Purple Belt Plan.
	9. Ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses.	See response to Action Item #3 under Policy LU-2E
	10. Implement strategies that help preserve or protect agriculture, including: - Establish agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development. - Implement the City's adopted "right-to-farm" ordinance. - Participate in the Williamson Act and other farmland preservation programs.	To be scheduled after adoption of a Purple Belt Plan.
	11. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	As needed/ongoing action
	<b>NOISE ELEMENT</b>	
N-1A Noise Minimization	1. Revise/update the noise performance standards as needed to be consistent with the Noise Element's Goals, policies, and standards.	As needed/ongoing action
	2. Periodically review and update the Noise Element to ensure that noise exposure info. and policies are consistent with changing conditions within the City and with any new noise control regulations or policies.	As needed/ongoing action
	3. Make the Acoustical Design Manual available to the public so that they can incorporate noise reduction measures into private projects.	Ongoing action
	4. Provide appropriate noise attenuation features in the design of new arterial streets.	Ongoing action
	5. Where feasible, require installation of noise barriers along arterial rights-of- way.	As needed/ongoing action
	6. Develop procedures to finance and facilitate construction of sound walls and other noise mitigation measures where the City Council determines they are needed.	As needed/ongoing action
	7. When mitigation must be applied to satisfy City noise standards, specified priorities for mitigation shall be observed.	As needed/ongoing action

**Exhibit A: Status of General Plan Action Items as of June 30, 2005**

<b>Policy</b>	<b>Action Item Number &amp; Brief Description</b>	<b>Status</b>
	8. Mitigation for new residential development shall proceed as described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	9. For new residential development where outdoor activity areas are impacted with noise exceeding 65 dbA, the DRC may require installation of noise barriers.	As needed/ongoing action
	10. Use measures listed in the Acoustic Design Manual where necessary to reduce interior noise levels for new residential development to 45 dBA.	Ongoing action
	11. For non-residential noise-sensitive uses, mitigation may proceed in a manner similar to that described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	12. Require acoustical analyses where a proposed new noise-sensitive land use may be exposed to noise levels that exceed City noise standards.	As needed/ongoing action
	13. Permit new development only where the noise level from existing stationary noise sources will not exceed specified standards or where mitigation measures have been incorporated into the design of the development.	As needed/ongoing action
	14. Where a new stationary, non-agricultural noise source is proposed to be developed or an existing stationary noise source is proposed to be expanded, mitigation of noise levels that exceed those listed in Table N-5 shall be required.	As needed/ongoing action
	15. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis or as specified in the Noise Element are implemented in the development review and building permit processes.	As needed/ongoing action
	16. Maintain open space to provide noise attenuation zones.	As needed/ongoing action
	17. Incorporate specified construction noise mitigation measures into contract specs.	As needed/ongoing action
N-1B Airport Noise	1. Implement the provisions of the Airport Land Use Plan.	As needed/ongoing action
	2. Require avigation easements in areas impacted by noise from aircraft operations.	As needed/ongoing action
	<b>SAFETY ELEMENT</b>	
S-1A Hazard Education	1. Distribute informational handouts.	Ongoing action
	2. Support volunteer training aimed at assisting police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	To be scheduled for FY 06/07.
	3. Support/sponsor exhibits and presentations in secondary schools.	As needed/ongoing action
S-1B Disaster Response	1. Maintain Mutual and Automatic Aid Agreements with regional fire prevention and law enforcement agencies.	As needed/ongoing action
	2. Periodically review/update the Emergency Services Growth Management Plan.	Growth Management Plan Update to be scheduled for FY 05/06
	3. Incorporate fire and crime prevention measures in the design and construction of new development via specified actions.	As needed/ongoing action
S-1C Hazardous Exposure	1. <i>Police Service Standards.</i> Maintain a ratio of 0.5 non-sworn personnel per 1,000 population and a ratio of 1.4 to 1.6 sworn personnel per 1,000 population.	The FY 05/06 Budget provides for a ratio of 1.4.
	2. <i>Emergency Services Standards.</i> Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 pop.	The FY 05/06 Budget provides for a ratio of 0.75.

**Exhibit A: Status of General Plan Action Items as of June 30, 2005**

<b>Policy</b>	<b>Action Item Number &amp; Brief Description</b>	<b>Status</b>
Minimization	3. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	See response to Action Item #2 under Policy LU-1A
S-1D Structural Safety	1. Review and update, as necessary, the City's Building Security & Construction Standards for new development projects.	See response to Action Item #4 under Policy LU-2D
	2. Maintain a current survey of URM buildings and other hazardous structures.	As needed/ongoing action
	3. Require structures identified as being located in hazardous areas to be brought into conformance with acceptable levels of risk.	Completed: Seismic Safety Code Update
	4. Discourage the locating of critical facilities within identified hazard areas.	As needed/ongoing action
	5. New development in high/medium wildland fire hazard areas to: investigate vulnerability, potential as an ignition source, and implement mitigation measures.	As needed/ongoing action
	6. Prohibit construction within seismic and geologic hazards areas.	As needed/ongoing action
	7. In reviewing proposals for future water impoundments, require an evaluation of potential inundation areas and design of the dam to withstand earthquakes.	As needed/ongoing action
S-1E Hazardous Materials	1. Continue to require applicant declarations pursuant to Gov't Code §65820.2.	As needed/ongoing action
	2. Provide required notices to the County Environmental Health Department.	As needed/ongoing action
	3. Continue implementation of existing programs; add new ones as required.	As needed/ongoing action
S-1F EMF Exposure	1. No residential structures or yards, schools, active parks, or recreational facilities are to be built within the utility corridor right-of-way.	As needed/ongoing action
	<b>PARKS &amp; RECREATION ELEMENT</b>	
PR-1A Park & Recreation Facilities	1. Periodically assess usage of park facilities, and identify physical changes needed to accommodate anticipated land use patterns.	Complete: Master Plan for Sherwood Park In progress: Master Plan for City Park
	2. Implement improvements at existing parks, including completion of recreation facilities.	In progress: Sherwood and Centennial Parks
	3. Allow compatible activities and land uses near parks.	As needed/ongoing action
	4. Cooperate with the County, Paso Robles Unified School District and Cuesta College, in park funding and joint use of park	Completed: Montebello (7 ac) park; scheduled for FY 06/07: purchase of 3 more acres (next to 7 ac)
	5. Require specific plans to include parks as appropriate.	In Progress with Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans
PR-1B Master Plan	1. Prepare needs assessment for Park & Recreation improvements. Consider the improvements listed in Table PR-1 (attached at the end of this table).	Complete: Public Art in Parks In progress: Salinas River trail
	2. Seek State, Federal and local grants, and individual, private and corporate support, to improve City parks and recreation services.	As needed/ongoing action
	3. Investigate/implement acquisition of land or easement, in the Salinas River and Huerhuero Creek for a park, equestrian paths or other public recreational uses.	To be scheduled after completion of Salinas River Plan
	4. Create and adopt a Salinas River Corridor Plan; cooperate with neighboring public agencies to establish the DeAnza Trail as a link in a regional trail system.	In Progress

## Exhibit A: Status of General Plan Action Items as of June 30, 2005

**Table CE-1. Potential Circulation Improvements**

Type of Improvement	Improvement	Status
Downtown	Access Improvements, including improved on/offramps to Highway 101 where appropriate, at 16 <sup>th</sup> and 24 <sup>th</sup> streets	Design budgeted for FY 05/06
	Improvements to traffic flow within the downtown area	To be scheduled
Improvements to Existing Arterials	24th Street—Lake Nacimiento Road widening and improvement	To be scheduled
	Creston Road corridor widening and improvements	Design budgeted for FY 05/06
	Spring Street consistent paved width, but retain as two lanes	Ongoing action
	Niblick Road corridor 4-lane configuration	Completed
	Union Road widening to improved 2-lane configuration	Riverglen-Kleck: construction budgeted FY 05/06; Kleck-Prospect: design budgeted FY 05/06
	River Road safety improvements and bikepath through city limits	To be scheduled
Roadway extensions or realignments	Airport Road extension and intersection/interchange with Highway 46 East	Study in progress
	Airport Road full extension between Dry Creek & Charolais Road	To be scheduled
	Realignment of Sherwood/Linne via the Chandler Ranch Area Specific Plan	To be scheduled
	Union Road realignment to eliminate access to SR 46E	To be scheduled
	4th Street connection to Riverside with underpass connection to U.S. 101	Project Study Report completed
New bridges and interchanges	SR 46E/Golden Hill Interchange improvements	Corridor study in progress
	SR 46E/Airport Road Interchange improvements	Corridor study in progress
	Charolais Road Bridge over Salinas River	To be scheduled
	Southbound onramp to U.S. 101 at/near 16th Street	Project Study Report completed; design to commence in FY 06/07.
	24th Street overpass over the railroad	Project Study Report completed
	Airport Road bridge over Huerhuero Creek	To be scheduled
	Dry Creek Road bridge over Salinas River and extension to Highway 101	To be scheduled
	Dry Creek Road bridge over Huerhuero Creek	To be scheduled
	Wellsona Road bridge over Salinas River	To be scheduled
	U.S. 101/SR 46E interchange improvements	To be scheduled
	U.S. 101/SR 46W interchange improvements	Project Study Report completed
	S. Vine Street improvements from 1st Street to SR 46W	To be scheduled
	Ramada improvements from SR 46W to Volpi Ysabel Road	To be scheduled
	at 4th/Spring	To be scheduled
	at 16th/Spring	To be scheduled
Traffic Signals	at Charolais/South River	Roundabout design budgeted for FY 05/06
	at Sherwood/Airport Road	To be scheduled
	at Airport Road/Highway 46 East (Interim Improvement)	Project Study Report completed
	at 24th/Vine	Completed
	at Creston/Lana	Roundabout design budgeted for FY 05/06

**Exhibit A: Status of General Plan Action Items as of June 30, 2005**

**Table CE-1. Potential Circulation Improvements**

Type of Improvement	Improvement	Status
	at Niblick/Country Club	Completed
	at Niblick/Nicklaus	Completed
	at Niblick/High School	Completed
	Install camera-operated traffic signals	To be scheduled
Pedestrian/Bikeway Facilities	Bikeways as indicated in the City's Bikeway Plan, with intent to extend bikeway between City Limit lines	To be scheduled
	LED lighted crosswalks, especially near schools	Completed: 24 <sup>th</sup> & Oak Budgeted for FY 05/06: 34 <sup>th</sup> & Spring
	De Anza Trail along Salinas River corridor	In progress: Salinas River Plan
	Chandler Ranch Area Specific Plan trail system	In progress: Chandler Ranch Specific Plan
	Interconnecting pedestrian paths between Salinas River corridor and other facilities within the City	In progress: Salinas River Plan
	Traffic Calming Measures where appropriate	In Progress: Traffic Calming Plan



## Exhibit A: Status of General Plan Action Items as of June 30, 2005

**Table PR-1. Park & Recreation Facility Improvements**

<b>Type of Improvement</b>	<b>Improvement</b>	<b>Status</b>
<b>EXISTING IDENTIFIED PARK AND FACILITY NEEDS</b>	10-acre park north of 24th Street	To be scheduled
	Aquatic center, preferably covered, probably a joint venture between the City, school district, and Cuesta College. Most likely to be located at Cuesta College.	To be scheduled
	10-acre park near the Borkey area	To be scheduled
	Chandler Ranch Area Specific Plan:.. park in conjunction with any new school site	In Progress: Chandler Ranch Specific Plan
	7-10 acre park in Union/46 Specific Plan area	Completed: purchase of 7 ac in Montebello; scheduled for FY 06/07: purchase of additional 3 acres
<b>OTHER NEEDED IMPROVEMENTS</b>		
<i>Recreation Facilities</i>	Youth Center	To be scheduled
	Neighborhood Center (on east side)	To be scheduled
	Nature Center, with large contiguous open space area	To be scheduled
	Enhance crossing of Riverside to allow for connectivity between fairgrounds and parking lot east of Riverside	To be scheduled
	Public Equestrian staging area	In progress: Salinas River Plan
	General Recreation Services	To be scheduled
<i>Parks</i>	No Pocket Parks needed, only larger facilities	Ongoing action
	Oak Park needs rehabilitation, possibly with park or recreational amenities	To be scheduled
<i>Bikeways and Trails</i>	Bikeways as indicated in the City's Bikeway Plan	To be scheduled
	Trail near railroad within 4th Street Specific Plan	To be scheduled
	Make trail connections between parks facilities citywide	To be scheduled
	Pursue De Anza Trail along Salinas River	In progress: Salinas River Plan
	Salinas River trail on either side of the river between 13th Street and Veteran's Memorial bridges	In progress: Salinas River Plan and River Parkway Enhancement Grant
	Chandler Ranch Area Specific Plan trail system	In progress: Chandler Ranch Specific Plan
	Complete the Class I pathway from Creston Road along South River Road	In progress: portion through Tract 2422
<i>Plans/Programs</i>	Pursue Public Art in Parks Program (development should fund public art in parks)	Completed: Public Art Policy
	Implement Master Plan of Bikeways	Ongoing action
	Develop Multi-Purpose Trail Plan	In progress: Salinas River Plan
	Expand Bikeway trails map to include pedestrian trails	To be scheduled

## **Exhibit B: Status of Housing Element Implementation as of June 30, 2005**

### **Context of Housing Element Review**

The Housing Element of the General Plan for the City of Paso Robles was adopted on December 7, 2004. On December 29, 2004, the State Department of Housing and Community Development sent the City a letter finding the Housing Element to be in compliance with State Housing Element Law.

This annual review of the Housing Element will:

- Summarize new residential construction activity between January 1, 2001 (the beginning of the period of the current Regional Housing Needs Allocation) and June 30, 2005;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through June 30, 2005;
- Report on progress towards implementing the Action Items contained in the 2004 Housing Element.

### **Completed New Housing Units: Regional Housing Need and Quantified Objectives**

Government Code Section 65583(c)(1)(A) requires that the City's General Plan identify adequate sites which will be made available through appropriate zoning and developments standards and with services and facilities, including water and sewer, to meet the City's housing needs for all income groups, including its share of the Regional Housing Need pursuant to Section 65584.

The Regional Housing Allocation Plan adopted by the San Luis Obispo Council of Governments in January 2003 assigns the City following numbers of dwelling units as its share of the Regional Housing Need to be met during the period January 1, 2001 through June 30, 2009.

<b>Income Category</b>	<b>Dwelling Units (Target)</b>
Above Moderate	651
Moderate	520
Low	467
Very Low	627
<b>TOTAL</b>	<b>2,266</b>

The City is not obligated to ensure that the number of dwelling units shown above are built within this time frame, it is only obligated to ensure that there is sufficient land appropriately zoned and served. The Housing Element does, however, establish quantified objectives for building new dwelling units within the same time frame as shown in the table below (next page).

## Exhibit B: Status of Housing Element Implementation as of June 30, 2005

Program	Income Group				Total	Note #
	Above Moderate	Moderate	Lower	Very Low		
1/01/01 to 12/31/03	808	236	118	0	1,162	1
Market RSF-1 - 4	813	0	0	0	813	2
Market RSF-6	0	42	0	0	42	3
Market RMF-8 and RMF-9	0	43	0	0	43	4
Market RMF-12 - 16	0	0	97	0	97	5
RMF-20	0	0	0	50	50	6
Entitled Low Income Senior Housing	0	0	1	68	69	7
Entitled Low Income Family Apartments	0	0	1	67	68	8
Second Units	0	0	0	38	38	9
Employee Housing	0	0	0	45	45	10
Total	1,621	321	217	268	2,427	

Notes:

1. Units constructed (Certificates of Occupancy or utility releases for mobile homes) between 1/01/01 and 12/31/03.
2. Calculated as the remainder after the units from all other programs were tallied.
3. 30 Units in Cottage Lane and 12 units in Tract 2411 (Gearhart).
4. 23 units in Tract 2472 (Koman); 9 units in PD 01026 (Jordan); 11 infill units (average 2 units/year between 2004 and 6/30/09).
5. 80 Units in multi-family section of Tract 2422 (Harrod); 17 infill units (average 3 units/year between 2004 and 6/30/09).
6. Assumes RMF-20 is adopted and assigned to properties and that one 50 unit project is built by 6/30/09.
7. Creekside Gardens and Oak Creek Senior Housing projects.
8. Canyon Creek Project.
9. 3% of 1,265 units expected between 2004 and 2008.
10. Units from the approved Hot Springs and Provence Resort Projects

Between January 1, 2004 and June 30, 2005, a total of 673 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	551
Moderate	83
Lower	11
<u>Very Low</u>	<u>28</u>
Total	673

Details showing the composition of the above new units are attached in a document entitled "Paso Robles Historic Residential Growth: January 1, 2001 through June 30, 2005". Together with the "Historic" housing activity reported in the first row of the Quantified Objectives Table, the total numbers of new dwelling units developed between January 1, 2001 and June 30, 2005 are shown in the table below (next page).

## Exhibit B: Status of Housing Element Implementation as of June 30, 2005

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	407
2005 (6 mo)	220	14	4	28	266
<b>Total</b>	<b>1,359</b>	<b>319</b>	<b>129</b>	<b>28</b>	<b>1,835</b>

### **New Housing Units: Under Construction and Approved**

As of June 30, 2005, there were active building permits for 424 units, which can be classified by income groups as follows:

Above Moderate	229	(single family development)
Moderate	36	(RSF-6 type development, infill multi-family)
Lower	92	(Harrod 80 unit apts; manager unit for Canyon Creek Apartments; 4 plex on West Side; 2 caretaker units; 2 second units)
Very Low	67	(Canyon Creek Apartments)
<u>Total</u>	<u>424</u>	

In addition to the above figures, there are hundreds of vacant lots in recorded and tentatively-approved subdivisions. Most of these will be affordable only to above moderate income households.

Canyon Creek Apartments, a 68 unit low income rental housing project at 400 Oak Hill Road is presently under construction.

An 80 unit market-rate apartment complex (Harrod) located on the west side of South River Road at Navajo Avenue is also presently under construction. Based on annual rent surveys conducted by the Housing Programs Manager, large apartment complexes such as these have rents that are affordable to lower income households.

A 40 unit lower income senior apartment complex to be built on the northeast corner of 28<sup>th</sup> and Park Streets was bid in June 2005. The bids came in over the project's budget. The Paso Robles Nonprofit Housing Corp. is presently revising its plans and seeking additional funds to pursue this project.

### **Rehabilitated Units**

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. Between 1988 and 1995, the City did offer CDBG-funded low interest loans to rehabilitate homes and apartments owned or occupied by lower income households. Action Item 3 under Policy H-2 calls for the City to evaluate the feasibility of reinstating the City's housing rehabilitation loan program using CDBG or Redevelopment Low and Moderate Income Housing (LMIH) funds. The 2004 Update

## **Exhibit B: Status of Housing Element Implementation as of June 30, 2005**

to the Redevelopment Implementation Plan, adopted on December 21, 2004, provides that LMIH funds may be used to assist such an activity.

### **Conserved Units**

There are subsidized housing units at risk of conversion to market rate during the Housing Element period (i.e., by June 30, 2009). Peoples' Self-Help Housing Corp. has submitted a letter indicating their willingness to acquire any subsidized housing that may otherwise convert to market rate. (See Appendix 4.0 of the Housing Element.) The 2004 Update to the Redevelopment Implementation Plan, adopted on December 21, 2004, provides that LMIH funds may be used to assist such an activity.

### **Removal of Constraints**

On October 5, 2004, the City Council adopted an ordinance amending the Zoning Code to establish development standards for the Mixed Use Overlay Land Use Category. This ordinance, which is listed as Action Item 7 under Housing Element Policy H-1B, facilitates development of rental housing at densities up to 20 units per acre either on the same site as commercial development or on nearby vacant commercially-designated land.

On January 4, 2005, the City Council adopted General Plan Amendment 04-01(B), which removed a privately-owned, vacant, 1.1 acre RMF-12 property from the Oak Park Specific Plan Overlay Land Use Category (which is intended to focus on the long-term redevelopment of Oak Park Public Housing). This action facilitated approval of a development plan for 18 multi-family residential units by the Planning Commission on April 26, 2005.

On May 17, 2005, the City Council adopted an ordinance amending the Zoning Code to establish the R-5 Zoning District and accompanying zoning regulations for high density multi-family housing (up to 20 units per acre). This ordinance, which is listed as Action Item 1b under Housing Element Policy H-1A, facilitates development of rental housing at densities up to 20 units per acre in the RMF-20 land use category.

### **Progress Toward Implementation of Action Items**

The table on the following pages reports efforts made through June 30, 2005 to implement the Action Items and gives a brief statement about the schedule for future implementation.

## CITY OF PASO ROBLES' 2004 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 06/30/05	Future Scheduling
H-1A	1a: Evaluate all amendments to the Land Use Map for their effect on meeting the City's share of the Regional Housing Needs	Ongoing	None – No applications for such amendments were filed with the City.	Upon review of any applications for general plan amendments
	1b: Amend Zoning Code to establish regulations for multi-family, 20 unit per acre	Fiscal Year 2004/2005	Code Amendment adopted May 17, 2005 (Ordinance No. 900 N.S.)	
	1c: Amend Zoning Code to implement the Senior Housing Overlay	Fiscal Year 2004/2005	Research begun, City Attorney opinion solicited	To be presented to Planning Commission in Sept. 2005
	2: Assess balance and distribution of housing types in conjunction with General Plan amendments and rezones	Ongoing	None – No applications for such amendments were filed with the City.	Upon review of any applications for general plan amendments
	3: Disperse housing for all income groups to avoid concentrations in any one area	Ongoing	a. Accomplished with 2003 Land Use Element b. No amendments filed with City	Upon review of any applications for general plan amendments
	4: Encourage Provision of student housing near Cuesta College through a variety of efforts	Ongoing	a. In early 2005, City staff met with Cuesta College Administration to open discussions on this item. Additionally, City staff has communicated to developers the City's objective to develop rental housing on land designated for multi-family housing with densities of 12 units or more. b. No projects filed with City.	Continue to implement this action.
H-1B	1: Work with developers to meet quantified objectives for new housing	Ongoing	This has been done regularly; On October 19, the City Council waived \$210,000 in water connection fee increases for Oak Park Senior Housing	Continue to implement this action.
	2: Maintain comprehensive housing program	Ongoing	Budgeted for Fiscal Year 2005/06 d through Fiscal Year 2009/2010	Continue to implement this action.

## CITY OF PASO ROBLES' 2004 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 06/30/05	Future Scheduling
	3: Continue to assist agencies provide emergency shelter to the homeless	Ongoing	2005 CDBG allocations include: \$24,000 to Homeless Housing Project's Motel Voucher Program, \$2,000 to the El Camino Homeless Organization to assist hiring of a case worker; \$6,000 to North County Women's Shelter to rehabilitate their Paso Robles shelter.	HHP expected to file application for 2005 CDBG funds.
	4: Develop a downpayment assistance program	Ongoing	<ul style="list-style-type: none"> <li>a. The City made 5 CalHome loans to low income first-time homebuyers in 2004.</li> <li>b. An application for \$500,000 in CalHome Funds was filed in September 2004 (but not awarded).</li> <li>c. The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.</li> </ul>	a. Continue to apply for CalHome funds.
	5: Amend Zoning Code to provide for homeless and transitional housing	Fiscal Year 2005/2006	None	Per Housing Element schedule
	6: Work with Cuesta College to encourage housing for students	Ongoing	In early 2005, City staff met with Cuesta College Administration to open discussions on this item.	Continue to implement this action.
	7: Amend Zoning Code to implement Mixed Use Land Use Category	Fiscal Year 2004/2005	Code Amendment adopted by City Council on October 19, 2004	None
	8: Amend Zoning Code to provide for ministerial modification of zoning standards to facilitate disabled access	Fiscal Year 2005/2006	None	Per Housing Element schedule
	9: Amend Zoning Code to provide for farmworker housing	Fiscal Year 2006/2007	None	Per Housing Element schedule
H-2	1: Continue to enforce zoning, property maintenance, building, fire, parking and nuisance abatement codes	Ongoing	This is done on an ongoing basis	Continue to implement this action.
	2: Continue to implement Demolition of Buildings and Structures Codes (Historical Preservation)	Ongoing	This has been done on an ongoing basis.	Continue to implement this action.

### CITY OF PASO ROBLES' 2004 HOUSING ELEMENT: STATUS OF IMPLEMENTATION OF ACTIONS

Policy	Action Item/ Brief Description	Schedule	Actions through 06/30/05	Future Scheduling
	3: Evaluate feasibility of reinstating residential rehab program	Ongoing	The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for residential rehabilitation.	Continue to implement this action.
	4: Amend Zoning Code to update condominium conversion regulations	Fiscal Year 2005/2006	None	Per Housing Element schedule
	5: Develop plan to conserve "at-risk" subsidized rentals	Fiscal Year 2004/2005	City obtained letter from Peoples' Self-Help Housing Corp, indicating their willingness to acquire any complexes that may convert to market rate.  The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	Continue to implement this action.
H-3A	1: Review adopted policies and standards to remove constraints	Ongoing	General Plan Amendment 04-01 (B), adopted January 4, 2004, removed a multi-family zoned parcel from the Oak Park Specific Plan Overlay. This facilitated approval of a development plan for the subject parcel.	Continue to implement this action.
H-3B	1: Review Zoning Code to remove constraints	Fiscal Year 2005/2006	None	Per Housing Element schedule
H-4	1: Provide referral info on housing complaints	Ongoing	No complaints filed.	Continue to implement this action.
	2: Provide info on Fair Housing	Fiscal Year 2005/2006	Information added to City's web site.	Continue to implement this action.
H-5	1: Continue to implement Land Use policies and programs that call for energy efficient land use planning and development	Ongoing	a. Accomplished with 2003 Land Use Element  b. No amendments filed with City	Upon review of any applications for general plan amendments



## PASO ROBLES' HISTORIC RESIDENTIAL GROWTH

January 1, 2001 through June 30, 2005

NOTE: All unit counts are based on City records for Certificates of Occupancy except for mobile homes, where utility connection records were used.

### **2001: Report to State Department of Finance (DOF)**

Housing Type	# of units	Notes
Single Family, Detached	306	
Single Family, Attached	12	525 - 21 <sup>st</sup> St moved-in house included
Mobile Homes	38	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
<b>Total</b>	<b>356</b>	

### **2001: City Records**

#### Low Income

Habitat for Humanity ..... 2 units  
Quail Run Mobile Home Park ..... 38 units  
Total ..... 40 units

#### Moderate Income

Creston Courtyards ..... 29 units (RSF-6 Type of development)  
Serenade ..... 43 units (RSF-6 Type of development)  
Turtle Creek ..... 14 units (RSF-6 Type of development)  
West Side Infill ..... 4 units (2024 Oak, 136 – 12<sup>th</sup>, 419 Oak, 525 – 21<sup>st</sup>)  
Total ..... 90 units

#### Above Moderate Income

Total C's of O ..... 356 units (See DOF Report Table above)  
Low Income Units ..... ( 40 units)  
Moderate Income Units ..... (90 units)  
Total ..... 226 units

### **2002: DOF Report**

Housing Type	# of units	Notes
Single Family, Detached	415	
Single Family, Attached	26	
Mobile Homes	67	
Multi-Family, 2-4 units/structure	4	
Multi-Family, 5+ units/structure	12	Apts at SWC Exper. Sta. and Buena Vista Roads
<b>Total</b>	<b>524</b>	

## PASO ROBLES' HISTORIC RESIDENTIAL GROWTH

January 1, 2001 through June 30, 2005

### 2002: City Records

#### Low Income

Habitat for Humanity ..... 1 unit  
Infill multi-family ..... 4 units  
Quail Run Mobile Home Park ..... 67 units  
Total ..... 72 units

#### Moderate Income

Creston Courtyards ..... 26 units (RSF-6 Type of development)  
Serenade ..... 9 units (RSF-6 Type of development)  
Turtle Creek ..... 26 units (RSF-6 Type of development)  
Cottage Lane ..... 30 units (RSF-6 Type of development)  
West Side Infill ..... 1 unit (2125 Pine)  
Total ..... 92 units

#### Above Moderate Income

Total C's of O ..... 524 units (See DOF Report Table above)  
Low Income Units ..... ( 72 units)  
Moderate Income Units ..... ( 92 units)  
Total ..... 360 units

### 2003: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	255	
Single Family, Attached	22	
Mobile Homes	5	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
<b>Total</b>	<b>282</b>	

### 2003: City Records

#### Low Income

Infill multi-family ..... 1 unit (305 – 16<sup>th</sup>: 2<sup>nd</sup> unit on lot)  
Quail Run Mobile Home Park ..... 5 units  
Total ..... 6 units

## PASO ROBLES' HISTORIC RESIDENTIAL GROWTH

January 1, 2001 through June 30, 2005

### Moderate Income

Creston Courtyards..... 1 unit (RSF-6 Type of development)  
Turtle Creek..... 15 units (RSF-6 Type of development)  
Cottage Lane..... 30 units (RSF-6 Type of development)  
Creston SFA..... 8 units  
Total..... 54 units

### Above Moderate Income

Total C's of O..... 282 units (See DOF Report Table above)  
Low Income Units ..... ( 6 units)  
Moderate Income Units ..... ( 54 units)  
Total..... 222 units

### 2004: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	340	
Single Family, Attached	56	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	0	
<b>Total</b>	<b>407</b>	

### 2004: City Records

#### Low Income

825 – 22<sup>nd</sup> (unit above garage)..... 1 unit  
2920 Oak (garage conversion)..... 1 unit  
739 Vine (2<sup>nd</sup> unit on lot)..... 1 unit  
432 – 9<sup>th</sup> (2<sup>nd</sup> unit on lot) ..... 1 unit  
2025 Pine (2<sup>nd</sup> & 3<sup>rd</sup> units on lot) .. 2 units  
2024 Vine (2<sup>nd</sup> units on lot) ..... 1 unit  
Total..... 7 units

#### Moderate Income

Oak Creek Commons..... 35 units (RSF-6 Type of development)  
Turtle Creek..... 16 units (RSF-6 Type of development)  
Tract 2411..... 3 units (RSF-6 Type of development)  
West Side Infill ..... 15 units (R-2/R-3 Multi-family)  
Total..... 69 units

# PASO ROBLES' HISTORIC RESIDENTIAL GROWTH

January 1, 2001 through June 30, 2005

## Above Moderate Income

Regular Single Family ..... 322 units  
 709 Creston Road Condos ..... 9 units  
 Total..... 331 units

## 2005 (through June 30): City Records

### Very Low Income

Creekside Gardens ..... 28 units (HUD §202)

### Low Income

Creekside Gardens ..... 1 unit (HUD §202 – manager's unit)  
 Triplex @ 443 Olive..... 3 units  
 Total..... 4 units

### Moderate Income

Oak Creek Commons..... 1 unit (RSF-6 Type of development)  
 Tract 2411 ..... 9 units (RSF-6 Type of development)  
 West Side Infill ..... 4 units (R-2/R-3 Multi-family)  
 Total..... 14 units

### Above Moderate Income

Regular Single Family ..... 220 units

## Total: January 1, 2001 – June 30, 2005 Combined by Income Group)

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	297
2005 (6 mo)	220	14	4	28	266
<b>Total</b>	<b>1,359</b>	<b>319</b>	<b>129</b>	<b>28</b>	<b>1,725</b>