

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT 05-001 (CITY INITIATED)

DATE: DECEMBER 20, 2005

Needs: To consider the Planning Commission's recommendations to the City Council regarding a proposed modification to the text of the Land Use Element of the General Plan to reflect the most recent City "build-out" projections. This amendment does not modify policy parameters of the 2003 General Plan update.

Facts:

1. When the 2003 General Plan update was approved, it was anticipated that it would be necessary to reduce the General Plan growth potential by 416 dwelling units in order to stay within the adopted policy of accommodating 44,000 residents in the year 2025. The Land Use Element of the General Plan included provisions that called for a reduction of up to 416 dwelling units.
2. The intent of this General Plan Amendment is to reflect the most current land use patterns and calculations of City "build-out" under the 2003 General Plan. Based on the most recent projections and calculations of population in the year 2025, it has been concluded that it is no longer necessary to reduce the number of potential dwelling units by 416 in order to stay within the population of 44,000 residents in 2025.
3. Attached and labeled Exhibits "A", "B" and "C" are the pages to the General Plan Land Use Element that are proposed to be modified, along with the reflected modifications. The proposed changes to the General Plan text do not increase the potential total population. There would be no environmental impact resulting from the proposed text changes to the Land Use Element of the General Plan.
4. At their meeting of October 25, 2005, the Planning Commission voted in favor of the two-part General Plan Amendment. The vote was five in favor, one in opposition (expressing concerns regarding the Erskine component) and one Commissioner absent.
5. At their meeting of November 15, 2005, the City Council tabled consideration of the Erskine component of the General Plan Amendment when it was determined that the proposal had not been referred to the County Airport Land Use Commission (a referral is required for legislative matters like a General Plan Amendment or Zone Change).
6. At the same November 15, 2005 meeting, the City Council referred the City Initiated General Plan Amendment back to the Planning Commission, seeking to confirm that the Planning Commission had seen all of the relevant calculations that went into the formulation of the General Plan Amendment. Concerns had apparently been expressed that the numbers presented to the City Council differed from those that the Planning Commission had seen.

7. Pursuant to the Council's direction, the proposed modification to the text of the Land Use Element of the General Plan to reflect the most recent City "build-out" projections has been presented a second time to the Planning Commission.
8. The General Plan Amendment remains essentially the same. Based on some questions that had been posed by the Planning Commission at the October 25, 2005 meeting, Ed Gallagher refined his numbers for the staff report that was presented to the Council on November 15, 2005. Ed Gallagher reviewed the differences with the Planning Commission at their meeting of December 13, 2005.
9. The Planning Commission's recommendation will be presented in a verbal presentation at the December 20, 2005 Council meeting.

Analysis and

Conclusion:

The proposed General Plan Amendment is City Initiated. The purpose and intent is to reflect the most recent "build-out" population projection for the City in 2025.

The changes to the projection made in 2003 relate to the number of persons per dwelling unit, development entitlements that have occurred at less than projected intensity levels, and refinements to the calculation of the "build-out" population under the adopted General Plan. Attachment "A" details the new calculations.

Changing the General Plan text as proposed will not modify the General Plan policy of accommodating up to 44,000 residents in the year 2025.

Policy

Reference:

General Plan Land Use Element; General Plan Update EIR certified in 2003; California Environmental Quality Act (CEQA).

Fiscal

Impact:

No fiscal impacts are anticipated in conjunction with this Land Use Element amendment.

Options:

After consideration of all public testimony, that the City Council consider the Planning Commission's recommendation regarding the following options:

- a.** Adopt Resolution No. 05-xx approving General Plan Amendment 05-001 that would amend the Land Use Element of the City's General Plan, updating the text of the General Plan relating to anticipated "build out" in the year 2025 in a manner consistent with the attached Exhibits "B-1", "B-2", and "B-3".
- b.** Amend, modify or reject the foregoing option.

**EXISTING AND POTENTIAL DWELLING UNITS AND POPULATION
(November 2005)**

Location	Existing Units	Potential Units	Notes
2003 General Plan			
City outside of Specific Plans (base)	9,694	3,382	See Note #1
Development from land use changes in 2003 General Plan (except for CRASP)		850	See Note #2
CRASP	0	1,439	See Note #3
Olsen Ranch Specific Plan	0	673	See Note #4
Beechwood Area Specific Plan	0	674	See Note #5
Subtotal	9,694	7,018	
Reduction to keep 44,000 population		-416	
		6,602	
Total Number of Units		16,296	
Population at 2.7 persons per unit (2000 US Census)		43,999	
Population at 2.663 persons per unit (2005 DOF Estimate)		43,396	See Note #6
2005 General Plan Amendment			
Subtotal	9,694	7,018	
"Expected" adjustment for non-entitled vacant land		-198	See Note #7
"Expected" adjustment for non-entitled under developed land		-227	See Note #8
Subtotal	9,694	6,593	
Total Number of units		16,287	
Population at 2.7 persons per unit (2000 US Census)		43,975	
Population at 2.663 persons per unit (2005 DOF Estimate)		43,372	See Note #6

NOTES:

1. Figures reported in 2003 General Plan
2. The 2003 General Plan reported 2,060 units, which included 1,210 units in CRASP; these were moved to the next line (i.e part of the 1,439 units).
3. 1,439 is the total number of potential units in the CRASP.
4. Of the 673 potential units, 95 would be RMF-20, 275 would be RSF-3, and 303 would be RSF-4.
5. Of the 674 potential units, 200 would be RMF-20 and 474 would be RSF-4.
6. The State Department of Finance (DOF)'s 2005 E-5 Report estimated a ratio of 2.663 persons per dwelling unit
7. It is expected that one-third of 595 potential units on vacant land without any entitlements (as of 2005) will not be developed within the General Plan horizon (2025) - for a variety of reasons (e.g., topography, oaks, interior streets, property owner choice). Such assumptions were made in the 1991 General Plan but not incorporated into the 2003 General Plan.
8. It is expected that one-fourth of the 907 potential units on underdeveloped land without any entitlements will not be developed within the General Plan horizon (2025).
9. The projected population does not include a vacancy rate. (I.e., it assumes 100% occupancy.)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

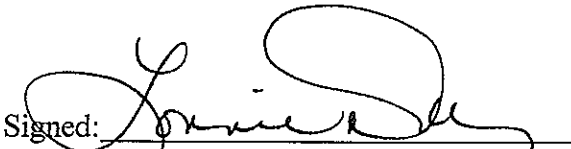
Newspaper: Tribune

Date of Publication: November 23, 2005

Meeting Date: December 13, 2005
(Planning Commission)
December 20, 2005
(City Council)

Project: General Plan Amendment 05-001
(City initiated – Land Use Element
re: “build-out” population
of Paso Robles General Plan)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

NOTICE OF PUBLIC HEARINGS,
NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

General Plan Amendment 2005-001
Amendment to the Land Use Element
of the City of Paso Robles General Plan
(City Initiated)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider making recommendations regarding adoption of a Negative Declaration and approval of a General Plan Amendment relating to the Land Use Element of the General Plan. This is a Planning Commission reconsideration of an application that had been previously considered, was discussed by the City Council, and was referred back to the Planning Commission for a confirmation of their recommendation.

The proposed General Plan (Land Use) Amendment is intended to reflect the most recent land use data and projections of the City's "build-out" population based on the land use designations established in the 2003 General Plan update. The text changes to the General Plan acknowledge current land use information and recognize that the most recent build-out projections (based on persons per dwelling unit and other specified factors) would result in a City population in 2025 that would be consistent with the established General Plan policy of a population not to exceed 44,000 residents. No changes in land use designations or policy are proposed as a part of this General Plan text Amendment, and there would be no environmental impacts resulting from updating the land use data and population build-out projections. City Initiated.

The Planning Commission's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, December 13, 2005 at which time all interested parties may appear and be heard.

NOTICE IS ALSO HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider the same General Plan Amendment. The City Council's hearing will take place in the Conference Room of the Library / City Hall at 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, December 20, 2005 at which time all interested parties may appear and be heard.

As part of the noticed Public Hearing, the City Council will consider adoption of a Negative Declaration of Environmental Impact (statements that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA). The proposed Negative Declaration was available for public review from October 3, 2005 through October 25, 2005. Copies of the staff report and draft Negative Declaration will be available for the cost of reproduction at the Community Development Department, City Hall, 1000 Spring Street, Paso Robles, CA 93446. Please write to this address or call the Planning Division at (805) 237-3970 should you have questions or comments regarding this notice or related matters.

If you challenge the ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Bob Lata, Community Development Director
Nov. 23, 2005

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING GENERAL PLAN AMENDMENT 2005-001, AMENDING THE GENERAL PLAN TO
REFLECT THE MOST RECENT LAND USE PROJECTIONS OF THE CITY'S "BUILD-OUT"
POPULATION (CITY INITIATED)

WHEREAS, the following application to amend the Land Use Element has been filed as General Plan Amendment 2005-001:

A General Plan (Land Use) Amendment to reflect the most recent land use data and projections of the City's "build-out" population based on the land use designations established in the 2003 General Plan update. The text changes to the General Plan acknowledge current land use information and recognize that the most recent build-out projections (based on persons per dwelling unit and other specified factors) would result in a City population in 2025 that would be consistent with the established General Plan policy of a population not-to-exceed 44,000 residents. No changes in land use designations or policy are proposed as a part of this General Plan text Amendment, and there would be no environmental impacts resulting from updating the land use data and population build-out projections. City Initiated.

WHEREAS, at its meeting of October 25, 2005, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the initial study prepared for the 2003 General Plan update, the Planning Commission unanimously found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve Negative Declarations for this component;

WHEREAS, at its meeting November 15, 2005, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment, including the recommendations of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- c. Determined that it would be appropriate to refer the General Plan Amendment back to the Planning Commission to confirm that they had seen substantially the same build-out projections as had been presented to the City Council;

WHEREAS, at its meeting of December 13, 2005, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the staff reports prepared for this amendment;
- b. Conducted public hearings to obtain public testimony on the parts of this amendment;
- c. Considered public testimony from all parties;
- d. Based on the information contained in the initial study prepared for the 2003 General Plan update, the Planning Commission unanimously found that there was no substantial evidence that approval of this portion of the amendment would have significant adverse effects on the environment and recommended that the City Council approve Negative Declarations for this component;

WHEREAS, at its meeting December 20, 2005, the City Council took the following actions:

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, to amend the Land Use Element as shown in the attached Exhibit B-1, Exhibit B-2, and Exhibit B-3 (Component 2).

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 20th day of December 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

floor space through the Year 2025. Much of the industrial development is anticipated to be concentrated near the airport.

2.0 Land Use Goals, Policies And Action Items

GOAL LU-1: Land Uses. Strive to maintain a balanced community, where the majority of residents can live, work, and shop.

POLICY LU-1A: Land Use Categories. Provide an appropriate mix and diversity of land uses.

Land Use Category	Acreage (within 1-1-04 City limits)	Acreage (outside 1-1-04 City limits)	Percent of Total City Area
Commercial	1,276	-	10.1%
Business Park/Industrial	1,693	-	13.3%
Other/Public Facilities	1,947	-	15.3%
Agriculture & Open Space	2,579	-	20.3%
Residential	4,710	506	41.0%
Total	12,205	506	100%

Land Use	Existing (2003)	Potential New Development (2025)				Total
		City Limits	Sphere of Influence	Expansion Areas	Subtotal	
		4878			6593	
Residential	9,694 DU	5,303 DU	990 DU	308 DU	6,602 DU	16,287
Commercial	4,044,000 ft ²	2,896,000 ft ²	0 ft ²	0 ft ²	2,896,000 ft ²	6,940,000 ft ²
Industrial	2,093,000 ft ²	1,498,000 ft ²	0 ft ²	0 ft ²	1,498,000 ft ²	3,591,000 ft ²

Note: Actual full commercial and industrial buildout would be driven largely by market factors and other considerations beyond the control of the City. Residential potential balance between the Sphere and Expansion areas may vary slightly to account for development in Specific Plans that include portions of both.

* Includes reduction of 416 dwelling units to realize a maximum population cap of 44,000 (per City Council Resolution 03-222). This reduction would be taken from the Ghandler Ranch, Olsen Ranch and Beechwood Area Specific Plans in accordance with Policy LU-2G. Table LU-1B assumes this reduction is evenly distributed between city, sphere and expansion areas.

Action Item 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.

Action Item 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.

Table LU-3. Summary of Potential Residential Development

Area	Residential Potential (dwelling units)*
Within January 2004 City Limits	
Development on Vacant Lands	3,982 ** 2,957
Development from land use changes or regulatory changes included in this General Plan update	2,060***
Subtotal (January 2004 City Limits)	5,442
Sphere of Influence Areas, Outside 2003 City Limits	
S1: Beechwood Area	302****
S2: Olsen Ranch	398
S3: Our Town	229
Subtotal (Sphere of Influence)	929****
Expansion Areas, Outside 2003 Sphere of Influence	
E1: Beechwood Area (Portion of Area D)	86****
E2: Beechwood Area (Portion of Area D)	86****
E3: Olsen Ranch (Portion of Area D)	275
Subtotal (Expansion Areas)	447****
S1, E1, and E2 (distribution to be determined within the Beechwood Area Specific Plan)	200****
Reduction to keep 44,000 population maximum	(416)****
TOTAL (Potential Development)	6,602 6,593
Existing Development	9,694
TOTAL (Existing + Potential)	16,296 16,287

* Theoretical development potential. Actual development must be limited such that the population does not exceed 44,000 (per City Council Resolution 03-232).

** Includes 1,423 units already entitled as of 2003.

*** Assumes maximum buildout potential of the Chandler Ranch Area Specific Plan: up to 1,210 units within the January 2004 City limits.

**** 200 units would be distributed throughout areas S1, E1, and E2 at RMF-20 residential density. Configuration and distribution of multifamily units to be determined through Beechwood Area Specific Plan process. See Figure LU-2 for the location of these areas.

**** Reduction of 416 dwelling units to realize a maximum population cap of 44,000. This reduction would be taken from the Chandler Ranch, Olsen Ranch and Beechwood Area Specific Plans in accordance with Policy LU-2C.

POLICY LU-1B: Airport Land Use Compatibility. As a general policy, new residential development is an undesirable land use within the Airport Influence Area.

Action Item 1. Prohibit further subdivision of land within the Airport Land Use Review Area (AP Overlay Area), or changes to land use or zoning, in a manner that would accommodate additional dwelling units. Existing parcels would, however, be entitled to be occupied by existing or new residential dwelling in accordance with current General Plan and Zoning.

Action Item 2: Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

- Areas outside of and southeast of the 2003 City limits, within Subarea "D" (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
- Olsen Ranch Specific Plan (Areas S2 and E3)
- Beechwood Area Specific Plan (Areas S1, E1 and E2)
- Chandler Ranch Area Specific Plan (Areas C1 and S3)
- Oak Park Area Specific Plan
- Other areas as established by the City Council

Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan.

1. The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints:

- | | |
|--|-----------------|
| • Chandler Ranch Area Specific Plan (Areas C1 and S3): | 1,439 dwellings |
| • Olsen Ranch Specific Plan (Areas S2 and E3): | 673 dwellings |
| • Beechwood Area Specific Plan (Areas S1, E1 and E2): | 674 dwellings |

2. At no time shall the collective buildout potential of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan exceed a total of **2,786** ~~2,370~~ dwelling units (exclusive of second dwellings), ~~or some other number determined~~ to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

Provide flexibility in terms of:

- Distribution of densities within the geographic area covered
- Parcel sizes and location (including clustering to retain unique site features)
- Development Standards and other Zoning Ordinance requirements
- Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration