

**TO:** James L. App, City Manager

**FROM:** Ron Whisenand, Community Development Director

**SUBJECT:** **Uptown Specific Plan: Request to Proceed with Processing a Discretionary Development Plan Application in Advance of Completion of the Specific Plan (Housing Authority – Oak Park)**

**DATE:** February 16, 2010

---

**Needs:** To consider a request by the Housing Authority to authorize processing of a development plan (“PD”) application and environmental review for the redevelopment of Oak Park prior to completion of the Uptown Specific Plan.

**Facts:**

1. At its meeting of May, 15, 2007, the City Council adopted Resolution 07-100 which established limits on the type of development applications that could be authorized within the Uptown Specific Plan Overlay District during the time that the specific plan is being prepared.
2. Resolution 07-100 (copy attached) provides that the following types of development may proceed during preparation of the Uptown Specific Plan:
  - a. All discretionary development applications that have an active (i.e., not expired) approval status. Time extensions for such applications could be approved during this period.
  - b. All non-discretionary development: that is, development of 4 or fewer dwelling units per lot, new commercial and industrial buildings if less than 10,000 sq ft (cumulative) on a lot.
  - c. Conditional use permits for occupancy of existing buildings.
  - d. All discretionary applications filed with the City prior to May 1, 2007.
  - e. Development of the First Five Commission’s proposed School Readiness and Family Resource Center at 36<sup>th</sup> and Spring Streets.

Under Resolution 07-100, the City would not allow consideration of new applications for development plans, tract maps, or parcel maps during the preparation of the specific plan.

3. The Housing Authority has requested that the City Council allow them to proceed with the processing of a development plan (discretionary) application to redevelop the Oak Park Housing Project with a total of 300 dwelling units, an administrative office, park and recreation facilities, improved site access, and other ancillary site facilities/utilities.

4. The request to process separate from the Uptown/Town Centre Specific Plan is being made in order to file an application for federal tax credits with the California Tax Credit Allocation Committee by its July 7, 2010 deadline. If this deadline is missed, the project must wait an additional 9 months to apply.
5. The General Plan Designation for the property is Residential Multi-Family and the Zoning is R-3. The proposed housing project and densities are permitted, but their development requires approval of a development plan, which is a discretionary application.

**Analysis &**

**Conclusion:**

The primary reason for establishing limitations on development during the preparation of a specific plan, particularly one in an urbanized area, is that the City is looking to improve the mix of land uses and development patterns to achieve objectives, such as those set forth in the Economic Strategy, that could not be attained under existing land use plan and development standards. However in this case, the project that is being pursued grew out of the Specific Plan charrette process and is fully consistent with the vision for Oak Park contained in the draft Specific Plan.

If allowed to proceed, the Housing Authority would be permitted to submit their planning applications in advance of the Specific Plan. They have already begun the design based on draft Specific Plan principles for the Oak Park neighborhood. The processing of the redevelopment proposal will require a separate EIR which according to City policy, will be under the control of the City (the City hires and manages – the Housing Authority pays). All normal development review processes, including public hearings, will still occur.

**Policy**

**Reference:**

2003 General Plan; 2006 Economic Strategy

**Fiscal Impact:**

None – All processing costs for this early review will be funded by the Housing Authority.

**Options:**

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

- a. **Via minute action (voice vote) approve the Housing Authority's request for authorization to proceed with development of the subject property in advance of completion of the Uptown Specific Plan.**
- b. **Amend, modify or reject the foregoing options.**

**Attachment:**

Resolution 07-100

RESOLUTION NO. 07-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
AUTHORIZING THE TYPES OF DEVELOPMENT TO BE ALLOWED  
WITHIN THE UPTOWN SPECIFIC PLAN OVERLAY DISTRICT  
DURING PREPARATION OF THE UPTOWN SPECIFIC PLAN

---

WHEREAS, at its meeting of May 1, 2007, the City Council adopted Resolution 07-081 to approve General Plan Amendment 2007-001B to amend the Land Use Element to establish the Uptown Specific Plan Overlay District; and

WHEREAS, the description of the Specific Plan Overlay District on Page LU-27 of the Land Use Element includes the following text:

Purpose: This overlay designation is established where infrastructure needs, land use patterns, or other substantial land use related issues indicate a need to require the preparation and adoption of a Specific Plan, as defined by California Government Code sections 65450 et seq. In such instances, the City may require completion of a specific plan prior to approval of a subdivision or development plan for any property located within the Specific Plan category. The City Council will determine the method of funding for a specific plan on a case by case basis.; and

WHEREAS, with the adoption of GPA 2007-001B, the City Council directed staff to prepare options for authorizing or limiting development during preparation of the Uptown Specific Plan, a process which is expected to be completed between the end of Calendar Year 2009 and middle of Calendar Year 2010;


NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, California, does hereby authorize the following types of development to occur within the Uptown Specific Plan Area during the preparation of the specific plan:

1. All discretionary development applications that have an active (i.e., not expired) approval status. Time extensions for such applications could be approved during this period.
2. All non-discretionary development: that is, development of 4 or fewer dwelling units per lot, new commercial and industrial buildings if less than 10,000 sq ft (cumulative) on a lot.
3. Conditional use permits for occupancy of existing buildings.
4. All discretionary applications filed with the City prior to May 1, 2007.

5. Development of the First Five Commission's proposed School Readiness and Family Resource Center at 36<sup>th</sup> and Spring Streets.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15<sup>th</sup> day of May 2007 by the following vote:

AYES: Hamon, Nemeth, Picanco, Strong, and Mecham  
NOES:  
ABSTAIN:  
ABSENT:

  
\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST:

  
\_\_\_\_\_  
Deborah D. Robinson, Deputy City Clerk

## MEMORANDUM

TO: Armando Corella,  
Executive Director

FROM: Starla Warren,  
President Monterey County Housing  
Development Corporation

RE: Oak Park redevelopment timeline

DATE: February 10, 2010

The Housing Authority of the City of Paso Robles in partnership with the Housing Authority of the County of Monterey will be submitting an application for funding to receive low-income housing tax credits thru the California Tax Credit Allocation Committee (TCAC).

TCAC administers the low-income housing tax credit program to encourage private investment in affordable rental housing for households meeting certain income requirements. Nine percent credits are allocated on a competitive basis so that those meeting the highest housing priorities and public policy objectives, as determined by the Committee, have first access to credits. The upcoming nine percent tax credit round is July 7, 2010.

In order to meet the July 7, 2010 application deadline the project must meet certain threshold requirements. We must have all local City approvals, local environmental clearance and design review approval.

We appreciate the City of Paso Robles efforts in assisting the Paso Robles HA to move forward with the redevelopment plans for the Oak Park housing site. The HA will work diligently with the City to acquire all approvals, variances, etc. that are needed to make the HA's project a success and meet our funding deadline.