

TO: JAMES L. APP, CITY MANAGER
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SPECIFIC PLAN AMENDMENT 11-001: UPTOWN/TOWN CENTRE
DATE: JANUARY 17, 2012

Needs: For the City Council to conduct a semi-annual review of the Uptown/Town Centre Specific Plan (UTCSP) to consider approval of amendments to the plan.

Facts:

1. This item was continued from the January 3, 2012 City Council meeting, in order to allow for additional time to provide proper public noticing.
2. With the adoption of the UTCSP in May 2011, the City Council adopted a policy to conduct semi-annual reviews of the plan to consider making adjustments to the plan.
3. Since adoption of the plan, some questions about permitted land uses have been raised by a prospective business and a local property owner. Additionally, some adjustments to the Development (form-based zoning) Code have been suggested.
4. The current application is to amend Chapter 5, The Development Code, to consider the following amendments:
 - Amend the list of permitted land uses (Table 5.3-1) regarding:
 - used car sales;
 - contracted services.
 - Amend the development standards related to:
 - lot widths for single family dwellings;
 - parking calculations for outside seating for restaurants;
 - amenities for multi-family residential complexes;
 - landscaping strips between parking lots and streets.
5. Further discussion of each of the proposed amendments is outlined in the Analysis and Conclusion section of this report.
6. The proposed amendments were discussed with the Development Review Committee (DRC). No action was taken; the DRC did not suggest any additional amendments. There was some initial discussion related to rear yard setbacks in residential zones, however it was agreed that it would be better to discuss rear setbacks with a future amendment due to the complexity of the issue and the possibility that it may trigger the need for other amendments.
7. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been

made that the Project would be in compliance with the regulations for issuance of a Negative Declaration.

8. The UTCSP projects that the plan will enable the ultimate construction of 1,649 dwelling units, which exceeds the 989 dwelling units allowable for the plan area under the current General Plan as contributing to the population threshold of 44,000. To conform to the current General Plan, Chapter 5 of the Plan includes a policy to manage growth within the planning area until such time that the General Plan might be updated in a manner that would accommodate the additional 660 dwelling units.
9. The growth management policy has begun to raise substantial concerns related to the City's ability to provide services. The Analysis and Conclusion section of this report will address this in more detail and conclude that the next semi-annual review of the UTCSP should consider a specific plan amendment that would eliminate the need for a growth management policy.
10. As part of discussions on the AB 1600 Fee Update, councilmembers raised questions about the feasibility of retaining some of the UTCSP's recommended public improvements, such as pedestrian crossings over the railroad and the Park Street Greenway. It is suggested that reconsideration of retention of some of the recommended plan improvements be discussed at the next semi-annual review, along with the growth management policy.
11. There is presently no protocol for determining the issues to be discussed in the semi-annual reviews. Some options will be suggested in the Analysis and Conclusion section.
12. On December 13, 2011, the Planning Commission reviewed the proposed amendments and on a 7-0 vote recommended that the City Council approve certain Code Amendments, a protocol for future semi-annual reviews, and the associated Mitigated Negative Declaration. The Commission's discussion and action on each proposed amendment is described below in the Analysis and Conclusion section of this report.

Analysis and
Conclusion:

Development Code Amendments:

1. Used Car Sales in TC2 Zone: This issue was raised during the consideration of an application for a conditional use permit to establish a used car lot in the TC2 Zone on the west side of Spring Street, between 2nd and 3rd Streets.
 - a. Option A: No change: Used Car Sales would remain prohibited in the TC-2 zone for the following reasons.
 - Used car sales would not be appropriate on Spring Street, especially at entrance to City;
 - Could encourage establishment of other used car lots on Spring Street (e.g. at 4th and Spring or at 18th & Spring);
 - Used car lots do not present the compact urban commercial form the City is trying to foster/expand along Spring Street;

- Used car lots are barriers to pedestrian flow (i.e. create “dead zones” with little interest to entice pedestrians to go further);
- Used car lots tend to be garishly decorated with pennants, banners, inflatables;
- Used car lots are permitted in RC Zone.

b. Option B: Used car sales as a conditional use:

- Public hearing allows for public input: particularly that from neighbors;
- Allows City to impose additional conditions to regulate appearance (beyond those already in the Code for signs and landscaping).

The Code currently requires the following:

(1) Landscaping: The UTCSP does not specifically discuss landscape requirements for car sales lots. However, Section 5.7.2.D of the UTCSP does include landscaping requirements for parking lots. The Plan requires that a minimum of 10-percent of the gross parking lot area be landscaped, including at least one shade tree be provided for each 5 parking spaces. These parking lot landscaping requirements could be applied to car sales lots.

(2) Signs: the UTCSP has a section that addresses signage; however, this section is geared towards downtown buildings, not necessarily car lots. For signage that is not addressed by the Plan (i.e. banners, flags, pennants, and inflatable signs) the Plan refers to using the Sign Ordinance of the Zoning Code (Chapter 21.19). Chapter 21.19 would allow the following types of signs as noted:

Banners: banners can be placed on buildings, on a temporary basis, subject to size limitations;

Inflatable Signs: would be prohibited on parcels less than 2 acres in size, therefore inflatable signs would not be allowed in the Specific Plan area, since there are no parcels that large. There is an exception that would allow an inflatable sign for the first 30 days a business is open.

Flags/pennants: are considered temporary signs and are not permitted. The only temporary signs allowed are banners and inflatable signs as described above.

The above code requirements seem to be sufficient, however whether the Commission and Council decide to allow used car lots, or not, Staff suggests that it would be beneficial to amend Subsection 2 of Section 5.7.2.D to add language requiring a 5 foot landscape setback along street frontages for parking lots. Suggested language could be as follows:

Location of landscaping. Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-

spaced rows) is encouraged for larger parking areas. A minimum of a 5-foot landscape setback is required between the property line and the parking lot or car sales display lot, along all street frontages.

c. Option C: Used car sales as a permitted use:

- If subsection 2 of Section 5.7.2.D, is amended as suggested above, it appears that the concerns related to car sales lots such as landscaping and signage would be addressed.

Planning Commission Recommendation: The Planning Commission unanimously chose Option A, No Change, i.e. that Used Car Sales would remain prohibited in the TC-2 zone based on the findings listed in Option A above. Please note that if the Council determines that Option B above, allowing Used Car Sales in the TC-2 zone is appropriate subject to a CUP, the attached Draft Ordinance has been drafted to include provisions for Option B.

2. Multi-Family Regulations: Staff noted that two standard requirements for multi-family housing listed below were not incorporated into the plan. Consider adding Section 5.7.8 "Additional Requirements for Multi-Family Housing" with the following subsections.

- a. Laundry Facilities: Copy (regular Zoning Code) Section 21.161.185.A to read "Complexes with 5 or more units require either washer and dryer hookups in each unit or provide a laundry room with one washer or dryer per 8 units."
- b. Recreation Rooms/Day Care for Large Multi-Family Projects: Copy (regular Zoning Code) Section 21.161.180.B.4 to read "Complexes with 32 or more units would require provision of a recreation room or day care center with no less than 40 sq ft per unit."

Planning Commission Recommendation: The Planning Commission unanimously recommended to include (a.) Laundry Facilities in the amendment, but recommended that (b.) Rec Rooms/Day Care be tabled for discussion with a future Amendment in order to allow more time to analyze the requirement, and possibly alter the square foot per-unit requirement.

3. Contracted Services: This amendment was requested by a local property owner and modified by staff.

Paul Viborg owns property at the south end of Paso Robles Street where he constructed a fenced in "yard" area for the storage of equipment (his and others). The yard was created without City approvals. The UTCSP allows Contracted Services in the RC Zone, but since the site is located at a City Gateway, UTCSP Section 5.3.E.7 requires intensive screening, including landscaping and masonry walls. The Code also requires that all the standard street improvements (curb,

gutter, sidewalk, street trees and street lights) are installed. Mr. Viborg's intent is to use the yard on a temporary basis for his own equipment until he moves forward with plans for development of the property. In an effort to bring the yard into compliance with the Code, Mr. Viborg is requesting that the UTCSP be amended to allow for the issuance of a Temporary Use Permit for outdoor storage of equipment in the RC zone, without the requirement to install landscaping, decorative walls and street improvements. One alternative for the Planning Commission and Council to consider is the following:

- a. In Table 5.3-1, under Light Industrial (Page 5:9):
 - (1) Replace the "P" in the RC Zone with "P/TUP **"
 - (2) Add a note to the far right column to read: "** See Section 5.3.E.7".

- b. Amend Section 5.3.E.7 as follows:
 - (1) Re-write Subsection "e" to read: "All permanent outdoor storage areas shall conform to the following regulations:..."

 - (2) Establish a new Subsection "f" to read: "temporary outdoor storage may be conducted for no more than two years, subject to a Temporary Use Permit, and shall be limited to the storage of vehicles and equipment owned by the property owner and used exclusively to maintain the property where it is stored. (Note: street improvements are not required for temporary storage yards.)"

Planning Commission Recommendation: The Planning Commission unanimously recommended to approve the amendment as described above with the deletion of *"and used exclusively to maintain the property where it is stored"*. The Commission did not have a problem allowing the storage of equipment not specifically for property maintenance as long as it was the property owner's equipment.

4. 70 foot maximum lot width for Single (Family) Dwellings: The requirement for a 70 foot maximum lot width for a single family dwelling does not appear to serve a valid purpose. Amend Section 5.5.F.1.a.i (on Page 5:26) to eliminate the maximum lot width (70 feet).

Planning Commission Recommendation: The Planning Commission unanimously recommended to approve the amendment as described above.

5. Parking Requirement for On-Site Outdoor Seating for Restaurants: Add Subsection "I" to Section 5.7.2 (Page 5:109) to clarify that the 1 space per 400 sq ft parking space requirement for non-residential shall include on-site outdoor seating areas for restaurants.

Planning Commission Recommendation: On a 4-3 vote, the Planning Commission recommended to approve the amendment as described above. The dissenters thought that such a requirement would dissuade businesses from locating/expanding in the UTTC Area.

6. Location of landscaping: Amend Section 5.7.2.D, Landscaping, Subsection 2, to require a minimum of a 5-foot landscape setback between the property line and the parking lot or car sales display lot, along all street frontages.

Planning Commission: On a 7-0 vote recommended to allow the Amendment as described above.

Since Chapter 5, the Development Code, is a zoning code that must be adopted by ordinance, the proposed specific plan amendment would be adopted by ordinance, rather than by resolution.

Growth Management Policy:

Please see Attachment 2 for more details on this matter. It is suggested that an in-depth analysis of the projected number of dwelling units at build-out be presented to the Planning Commission and City Council with the next semi-annual review of the UTCSP. It is anticipated that such analysis may effect amendments to the growth management policy.

Semi-Annual Review Protocol:

Although the Council directed staff to schedule semi-annual reviews of the UTCSP, said direction did not address the question of whether each review should include an agenda containing a pre-determined set of issues to be discussed and/or adjustments to be made, or whether the Commission and Council should conduct the reviews in a workshop format at which they would be free to discuss any issue that comes to mind.

Option A: Agenda containing a pre-determined set of issues and/or adjustments: The semi-annual reviews would take place at public hearings at which amendments can be recommended by the Commission and made by the Council. This approach would require a deadline for submittal of items to be considered that would provide ample time for analysis, environmental review, and public noticing. A reasonable deadline that would accomplish these objectives would seem to be 3 months prior to the Planning Commission hearing.

Under this option, Councilmembers and Commissioners would collectively or individually request that specific issues be addressed, and make those requests at least 3 months prior to the hearings. Additionally, staff could add agenda items based on its experience in working with the plan and noticing provisions that need clarification or adjustment. Private requests for agenda items may be made. Sub-options for private requests would be:

- (1) During the period in which semi-annual reviews are being scheduled, (assuming that there will come a time (e.g., in 5 years) at which the scheduled reviews are discontinued) allow the public to submit letters of request without payment of development application fees;

- (2) Require a formal application for a specific plan amendment, including payment of development application fees. However, it has not been uncommon for members of the public to ask Councilmembers to sponsor their request, which would have the effect of exempting them from the fees.

Option B: If the reviews consist of a workshop format, any desired amendments that would be directed by the Council would have to be scheduled for subsequent public hearings at both the Commission and Council levels. This option could result in quarterly sets of meetings: two for workshop reviews and two for hearings.

Under this option, staff would prepare a report outlining any issues of which it is aware to form the basis for the discussion. The public could make written or oral requests for consideration at the subsequent hearings.

The Commission unanimously recommended approval of Option A, adding deadlines of April 1 and October 1 to submit items for consideration at the next semi-annual review cycle, which would be presented to The Planning Commission in July and January (and City Council thereafter). It is recommended that such deadlines be set by minute action, so the actual date would be flexible, if need be.

Reference: General Plan; 2006 Economic Strategy; State laws governing Specific Plans and Zoning Consistency with the General Plan

Fiscal Impact: There are no fiscal impacts associated with the proposed code amendments. For the review protocol, Option A would be less-costly, as it would entail two sets of meetings (with attendant staff time spent on reports and public notices) rather than the 4 sets of meetings that Option B would entail.

Options: That the City Council approve one of the following sets of options as recommended by the Planning Commission:

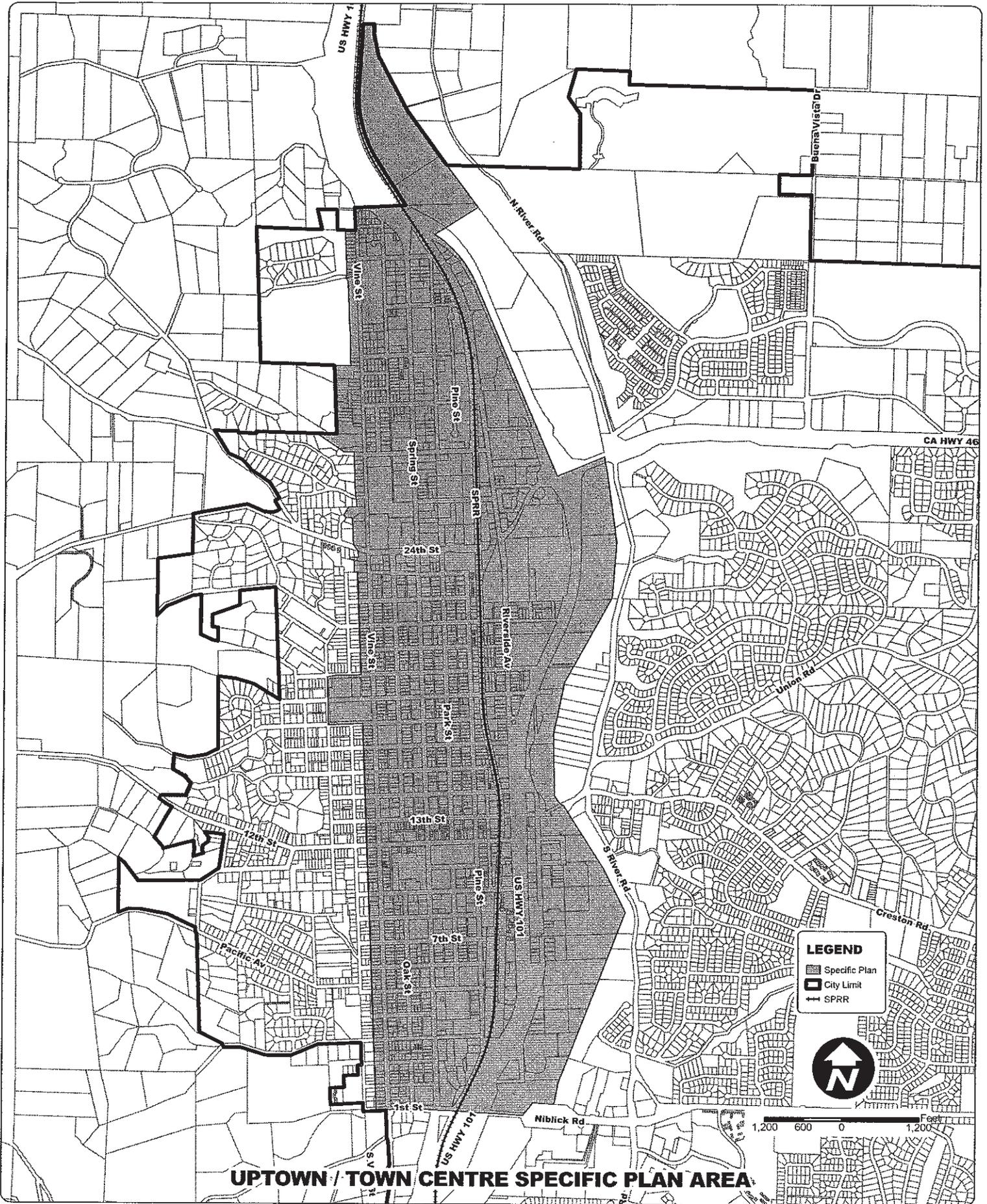
- a. (1) Adopt the attached Resolution approving a Negative Declaration.
- (2) Adopt the attached Ordinance Adopting Specific Plan Amendment 11-001, thereby making amendments to the following Sections:
 - (a) Amend Sub Section 2 of Section 5.7.2.D Location of landscaping.
 - (b) Adding Section 5.7.8 "Additional Requirements for Multi-Family Housing" to add laundry facilities.
 - (c) Amend Section 5.3.E.7 to provide reduced requirements for Temporary Outdoor Storage Yards subject to a Temporary Use Permit, with the deletion of *"and used exclusively to maintain the property where it is stored"*.
 - (d) Amend Section 5.5.F.1.a.i (on Page 5:26) to eliminate the maximum lot width (70 feet) for residential lots.

- (e) Add Subsection "1" to Section 5.7.2 (Page 5:109) to clarify that the 1 space per 400 sq ft parking space requirement for non-residential shall include on-site outdoor seating areas for restaurants.
 - (f) Amend Section 5.7.2.D to a minimum of a 5-foot landscape setback between the property line and the parking lot or car sales display lot, along all street frontages.
- (3) Via minute action (voice vote) choose "Option A" to conduct semi-annual reviews at public hearings; deadlines for submittal of discussion items would be set for April 1 and October 1; members of the public may request plan amendments via submittal of a letter and without payment of application fees.
- b. Adopt Option a. as written above, with the addition of (g) which would allow for Used Car Lots in the TC-2 zone with the approval of a CUP.
 - c. Amend, modify, or reject the above options.

Prepared by: Ed Gallagher and Darren Nash

ATTACHMENTS:

1. Map of the Uptown/Town Centre Specific Plan Area
2. Residential Build-out Analysis for the Uptown/Town Centre Specific Plan
3. Resolution Adopting a Negative Declaration
4. Ordinance Approving Specific Plan Amendment 11-001
5. Newspaper Notice Affidavit



UPTOWN / TOWN CENTRE SPECIFIC PLAN AREA

Residential Build-Out Analysis for Uptown/Town Centre Specific Plan

The Uptown/Town Centre Specific Plan allows up to 1,649 residential units to be added to the City's inventory (within the plan area). NOTE: The existing inventory (at the time of plan preparation) was 2,226 units; the build-out of the plan area, therefore, is 3,875 units.

Prior to adoption of the Uptown/Town Centre Specific Plan, the General Plan provided for a maximum of 989 additional residential units in the plan area, which would have made its build-out 3,215 units.

The 1,649 proposed units exceeded the General Plan capacity by 660 units.

To bring the specific plan into conformance with the General Plan, a growth management policy was adopted in the Specific Plan. The policy provided that, when 600 new units (beyond the 2,226 existing on June 30, 2009 - a total of 2,826) are built, this policy would require the City to begin to formulate a mechanism for regulating growth, and when 750 new units are built (2,436 total), the mechanism would be implemented.

To formulate the number of potential (added) units, Moule and Polyzoides (M&P), using information received at the Charrette in May 2008, made assumptions about which properties in the plan area would develop (on vacant land) and redevelop. Redevelopment would include infilling lots that were partially-developed (e.g., a single family home on a standard West Side lot) or already fully-developed. In the latter case, the assumption made was that existing buildings would be demolished and replaced with new residential buildings. The "Illustrative Plans" shown for each neighborhood in Chapter 2 of the plan show conceptual building "footprints" on those properties assumed to develop or redevelop.

A quick review of the illustrative plans and M&P's assumptions suggests that the 1,649 units may be an overstatement of likely development in the plan area in the next 40-50 years.

Regardless, the growth management policy is problematic because it bestows entitlements that are not presently capable of being served with water, sewer, traffic systems, etc. on the assumption that more capacity will be identified in the future. The City has experience with such thinking: in 1990, the City annexed land surrounding the Airport and assigned industrial zoning. CalTrans' asserted that industrial zoning requires an adequate circulation system to support the entitled uses. CalTrans, in its comments on the EIRs for the Chandler Ranch and Olsen/Beechwood Specific Plan, found that traffic from additional dwelling units in those areas, combined with potential industrial traffic from properties around the Airport would overwhelm the carrying capacity of Highway 46E. The point being that the City cannot create more zoning entitlement than its systems have service capacity.

Therefore, the growth management policy requires reconsideration, as does the number of likely additional units. Such an analysis, can be completed by Summer 2012, and presented to Council as part of the second semi-annual review of the Uptown/Town Centre Specific Plan.

RESOLUTION NO. ____
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES APPROVING
A NEGATIVE DECLARATION FOR
SPECIFIC PLAN AMENDMENT 11-001
(CITY INITIATED)

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, the current request is to amend Chapter 5, the Development Code, to consider changes related to permitted land uses and various development standards; and

WHEREAS, this item was continued from the January 3, 2012 City Council meeting in order to allow for additional time to properly notice the item; and

WHEREAS, public notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the City Council on January 17, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project; and

WHEREAS, based on the information and analysis contained in the Initial Study (Exhibit A) prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the Specific Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration Specific Plan Amendment 11-001:

PASSED AND ADOPTED THIS 17th day of January, 2012, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING CHAPTER 5 OF THE
UPTOWN/TOWN CENTER SPECIFIC PLAN
(CITY INITIATED)

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, this item was continued from the January 3, 2012 City Council meeting in order to allow for additional time to properly notice the item; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, the current request is to amend Chapter 5, the Development Code, to consider changes related to permitted land uses and various development standards; and

WHEREAS, at a meeting held on December 13, 2011, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on information received at its meeting on January 17, 2012 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission's recommendation from its December 13, 2011 public meeting;
- d. Introduced said ordinance for the first reading; and

WHEREAS, on February 7, 2012 the City Council held a second reading of said ordinance.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1:

Section 5.7.2.D, Landscaping, Subsection 2, would be amended as follows:

2. Location of landscaping. Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas. A minimum of a 5-foot landscape setback is required between the property line and the parking lot or car sales display lot, along all street frontages.

SECTION 2:

Section 5.7.8 "Additional Requirements for Multi-Family Housing" would be added to the UTCSP with the following subsections:

- (a) Laundry Facilities: (regular Zoning Code) Complexes with 5 or more units require either washer and dryer hookups in each unit or provide a laundry room with one washer and dryer per 8 units;

SECTION 3:

Contracted Services:

- a. Amend Table 5.3-1, under Light Industrial (Page 5:9) as follows:

- (1) Replace "P" in the RC Zone with "P/TUP*"
- (2) Add a note to the far right column to read "**See Section 5.3.E.7".

- b. Amend Section 5.3.E.7 to add Subsection "f" to read as follows:

" f. Contractors' storage yards may be established on a temporary basis for no longer than 2 years (subject to 1 year time extensions) under the following Conditions:

(1) The materials, vehicles and equipment stored on the site shall be owned by the property owner in which the equipment is being stored;

~~(2) The materials, vehicles and equipment shall only be used exclusively to maintain the property where it is being stored;~~

(3) The storage of materials, vehicles and equipment may be stored on site subject to the provisions of this section without the requirement to install street improvements and screening (including fencing and landscaping)."

SECTION 4: Amend Section 5.5.F.1.a (Page 5:26) of the UTCSP as follows:

- a. Lot Standards
 - i. Width:
 - (1) Minimum: 40 feet
 - ~~(2) Maximum: 70 feet~~
 - (2) No Maximum Lot Width

SECTION 5: Add Subsection "I" to Section 5.7.2 of the UTCSP as follows:

- I. When calculating parking ratios for restaurants, night clubs and similar establishments that have on-site outdoor seating (as oppose to sidewalk seating), in addition to the parking required for the indoor area, the ratio of 1 space per 400 square feet shall also be applied to the outdoor seating area.

SECTION 6: (Option B Only)

Commercial: Retail, Service, Office:

Amend Table 5.3-1, under Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used (Page 5:7) as follows:

- (1) Replace "-" in the TC-2 Zone with "CUP".

SECTION 7. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 9. Inconsistency. To the extent that the terms or provisions of this ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on January 17, 2012, and passed and adopted by the City Council of the City of El Paso de Robles on the 7th day of February, 2012 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

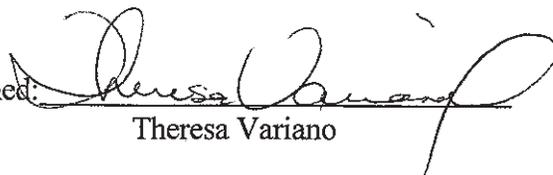
Newspaper: Tribune

Date of
Publication: December 27, 2011

Hearing
Date: January 17, 2012
(City Council)

Project: Specific Plan Amendment 11-001
(Uptown Town Centre Specific Plan)

I, Theresa Variano, 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: 
Theresa Variano

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider the following application, which has been initiated by the City of Paso Robles:

Specific Plan Amendment 11-001: To amend Chapter 5, The Development Code, of the Uptown Town Centre Specific Plan to consider changes to the list of permitted land uses (regarding used car sales and contracted services) and development standards (lot widths, parking calculations for outside seating for restaurants, and multi-family residential amenities) for properties within the Specific Plan area.

This public hearing will take place in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California, on Tuesday, January 17, 2012 at the hour of 7:30 pm.

On December 13, 2011, the Planning Commission reviewed the proposed amendments and made a unanimous recommendation to the City Council to adopt the Code Amendment and Negative Declaration, with a few suggested changes which include: unanimously agreeing that used car sales should continue to be not permitted in the TC-2 Zone; regarding outdoor storage, to eliminate the proposed limitation that only that equipment necessary for the maintenance of the property be allowed to be stored; tabled the proposal to import City-wide requirements for recreation rooms/day care centers for complexes with 32 or more units; and regarding protocol for future semi-annual reviews, set April 1 and October 1 deadlines to submit items for consideration at the next semi-annual reviews.

All interested parties may appear and be heard at these hearings.

As part of its consideration of the proposed Amendments, the City Council will consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act. The Draft Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California between the date of publication of this notice and the date of the hearings.

Written comments on the proposed Code Amendment and corresponding Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please send an e-mail to planning@prcity.com, or call Darren Nash at (805) 237-3970.

If you challenge the Amendment applications in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Darren Nash, Associate Planner
December 27, 2011 6970311