

TO: JAMES L. APP, CITY MANAGER

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SPECIFIC PLANS PROCESSING AND ALLOTMENT OF ADDITIONAL DWELLING UNITS

DATE: JANUARY 29, 2013

Needs: For the City Council to consider revising priorities for preparing and amending Specific Plans (as currently set forth in Resolution 09-055) and allotting up to 594 additional dwelling units within the 44,000 Population Planning Threshold that were identified via General Plan Amendment 2012-002.

Facts:

1. At its meeting of May 5, 2009, the City Council adopted Resolution 09-055 (Attachment 1) to set priorities for allocation of staff time to process development of specific plans.
2. Resolution 09-055 provided that, beginning May 5, 2009, property owners were to be responsible for all costs related to the processing of specific plans.
3. On October 2, 2012, the City Council adopted General Plan Amendment (GPA) 2012-02 which raised the number of dwelling units that could be built within the 44,000 population planning threshold by 594 units.
4. The additional 594 units have not been assigned, via the Land Use Map, to any properties.
5. The City is processing or has received applications for the following specific plans: Chandler Ranch, Olsen Ranch, Beechwood Area, and an amendment of the Borkey Area Specific Plan to accommodate an expansion of the River Oaks development.
6. Property owners within the above-referenced specific plan areas have submitted written requests for assignment of a portion of the additional 594 dwelling units in a manner that the collective requests total 998 dwelling units. Copies of these letters are attached along with a map showing the locations of the properties (Attachment 2).
7. At its meeting of January 15, 2013, the City Council set January 29 as the date for a public workshop to consider revising the procedures for preparing and amending Specific Plans and expectations for the allotment of up to 594 additional dwelling units. Additionally, the Council requested that the Planning Commission participate in this workshop.

Analysis: Warrant for Reconsideration

The City's Economic Strategy calls for the following measures for development of residential neighborhoods:

- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Increase labor force residents in the City;
- Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
- Preserve energy and natural resources.

In 2013, vacant land for residential development is substantially limited primarily to the referenced specific plan areas. Although there are about 300 lots in recorded and tentatively-approved tracts; elsewhere preparation and amendment of specific plans could increase the supply of housing in a manner consistent with the Economic Strategy. Attachment 3 is a map and tables that show where residential development may occur.

Specific Plans Processing Priorities

Resolution 09-055 set the following priorities for processing specific plans:

- a. Uptown/Town Centre;
- b. Chandler Ranch;
- c. Olsen Ranch/Beechwood.

The primary purpose for Resolution 09-055 was to regulate the use of limited staff resources in the face of substantial property owner demand (on staff time) to process complicated plans. Priorities were set so that staff time was spent on completing work identified by the General Plan. With the completion of the Uptown/Town Centre Specific Plan and the Circulation Element Update, there is an opportunity to reconsider whether the priorities are still necessary.

Resolution 09-055 also provided that any specific plan shall be consistent with the 44,000 Population Planning Threshold. Essentially, this limited the number of dwelling units in the Chandler Ranch, Olsen Ranch, and Beechwood Specific Plan areas to the numbers prescribed by the 2003 General Plan (which did not include the 594 units identified by GPA 2012-02), and it prevented Estrella Associates from proposing an amendment to the Borkey Area Specific Plan to add more dwelling units.

Since adoption of Resolution 09-055:

- The Uptown/Town Centre Specific Plan has been completed.
- The Circulation Element Update has been completed. (This was a prerequisite to completion of the Chandler Ranch, Olsen Ranch, and Beechwood Specific Plans.)
- GPA 2012-002 has identified an additional 594 dwelling units that could be assigned to properties.

The 594 additional units identified by GPA 2012-002 may be applied anywhere in the City. Therefore, properties outside of the Chandler Ranch, Olsen Ranch, and Beechwood Specific Plan areas (e.g., Borkey Area) are eligible for consideration for some of these units.

Assignment of the 594 Additional Units

Although the City has received requests for 998 units, the General Plan presently only has capacity for another 594 units. Further, none of the 594 units can be assigned to any property without prior adoption of one or more general plan amendments accompanied with the appropriate environmental document.

If the Council was to indicate that it would establish a “first-come, first-served” policy for considering applications for general plan amendments, to assign the 594 additional units, the City would receive strong pressure to devote its limited staff resources to individual applicants that

want to be first to the complete their applications. This would impact staff's ability to pursue other Council goals. Other options to a "first-come, first-served" policy could include:

- a. Allow simultaneous processing of multiple applications with the caveats that: (1) the City will process the applications as time allows, considering that staff must devote time to other Council Goals and (2) that the City Council will consider each application on its own merits and consider the distribution of additional units that best serves the City as a whole. In other words, applicants may request a certain number of additional dwelling units, but the Council may ultimately award a lesser amount.
- b. Consider that applications that fail to proceed expeditiously, because applicants are not ready or are not responsive to City Council direction regarding desired plan parameters (e.g. grading treatment, subdivision design, etc.) be tabled until the next comprehensive update of the General Plan, which has yet to be scheduled.

The Olsen Family and Beechwood Area owners appear to have different approaches for pursuing development of specific plans for their properties. Beechwood owners have requested permission to proceed independently.

Conclusion

To address the issues discussed above, the attached resolution would supersede Resolution 09-055 and provide the following:

- State that, prior to a comprehensive update of the General Plan, the City Council will not approve general plan amendments that collectively increase the number of dwelling units at build out above 17,412 dwelling units (=16,818 + 594).
- Allow Owners of property in the Chandler Ranch, Olsen Ranch, Beechwood Area, and Borkey Area Specific Plans to apply for general plan amendments, to be processed concurrently with their specific plans/specific plan amendments, which propose to increase the density above levels presently assigned to their properties so as to use a portion of the 594 additional dwelling units. The Council will consider each such application on its own merits and will consider dividing the 594 additional units in a manner that it deems would best advance the policies set forth in the City's General Plan and Economic Strategy. In doing so, the Council reserves the right to approve, modify, or reject any individual request to increase density.
- Provide that City staff will process specific plan and related applications expeditiously while simultaneously attending to other Council goals; note that staff resources are limited and the City does not warrant that it will be able to process applications within applicants' desired timeframes; and provide that the city may hire contract planners, at applicants' expense, to facilitate processing of applications.
- Allow preparations of separate specific plans for the Olsen Ranch and Beechwood Area.
- Staff will continue to provide quarterly status reports for all specific plans.
- Specifically state that all consultant and staff time costs incurred by the City prior to May 5, 2009 to prepare specific plans and their environmental impact reports (EIR) shall be recovered via specific plan fees to be paid at the time of occupancy of buildings as provided by Government Code Section 65456.

- Continue to state that all consultant and staff time costs incurred since May 5, 2009 to prepare specific plans and their EIRs shall be borne by property owners and deposited upfront and deposit maintained until the specific plans, general plan amendments, and associated EIR work, including public hearings and approval by the City Council, is completed.
- Continue to state that any specific plan work shall include early community input and review prior to acceptance of a draft specific plan as follows:
 - Draft specific plans shall first be submitted to staff for review and feedback with applicant;
 - A community workshop before the Planning Commission and City Council shall be conducted prior to the City's acceptance of a draft specific plan for processing;
 - Preparation of an EIR shall begin only after completion of the community workshop and City Council direction on the draft plan;
 - Preparation of the draft specific plans, general plan amendments, and EIRs shall undergo the normal public review and adoption process.
- Provide that the new resolution will supersede Resolution 09-055.

Fiscal

Impacts: None.

- Options:
- a. Adopt the attached Resolution Updating and Superseding Resolution 09-055 Regarding Providing Direction and Processing Priorities for Various Specific Planning Efforts
 - b. Amend, modify, or reject the above option.

Attachments:

1. Resolution 09-055
2. Letters from Property Owners Requesting Additional Dwelling Units and a Map Showing the Locations of the Requests
3. Map and Table Showing Residential Potential
4. Resolution Updating and Superseding Resolution 09-055 Regarding Providing Direction and Processing Priorities for Various Specific Planning Efforts

RESOLUTION NO. 09-055

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
PROVIDING DIRECTION AND PROCESSING PRIORITIES
FOR VARIOUS SPECIFIC PLANNING EFFORTS

WHEREAS, the City is processing or has received applications for four specific plans including Uptown/Town Centre, Chandler Ranch, Olsen Ranch/Beechwood, and River Oaks II; and

WHEREAS, the City's current General Plan and Economic Strategy call for master planning the Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood areas and provides density targets that are within the City's buildout population planning threshold of 44,000 residents; and

WHEREAS, the City has sized its physical and human resources to serve a target population of 44,000 persons; and

WHEREAS, the four proposed specific plans have the potential to increase the City's buildout population to 52,000 persons, which would exceed the City's ability to adequately serve its residents; and

WHEREAS, the Council understands the need to focus staff's efforts on those specific plans which will meet the City's General Plan and Economic Strategy objectives in order to have new residential capacity ready to be built in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED, by the City Council of the City of El Paso de Robles as follows:

1. The City will focus its efforts and resources to process only those specific plans called for in the current General Plan and Economic Strategy, namely: Uptown/Town Centre, Chandler Ranch, and Olsen Ranch/Beechwood Specific Plans. Any additional specific plans or amendments to existing specific plans that would increase the existing population threshold may not be processed without an amendment to, at a minimum, the Land Use element of the General Plan.
2. The development within these three specific plan areas will be limited to the densities set forth in the current General Plan unless and until the City, in its discretion, determines to comprehensively amend the Land Use Element of the General Plan that would allow for increased densities and an increased population threshold.
3. Because the environmental review of the Chandler Ranch and Olsen Ranch/Beechwood Specific Plans cannot be completed until the updated Circulation Element of the General Plan is completed, the completion of the Circulation Element shall remain a top priority for City staff. The processing of the Uptown/Town Centre Specific Plan is not dependent upon an updated Circulation Element being completed as it addresses infill development within an area with a completed street network, and any circulation or traffic issues shall be addressed in the environmental review of that specific plan.
4. Specific Plans shall have a priority processing order as follows:
 - a. Uptown/Town Centre
 - b. Chandler Ranch
 - c. Olsen Ranch/Beechwood
5. City staff shall provide the Council with quarterly status reports regarding the processing of all specific plans. The Council reserves the right to change processing priorities among the Uptown, Chandler Ranch and Beechwood-Olsen specific plans should there be extended

delays caused by property owners. Such delays may include, but are not limited to, the failure to make timely or adequate deposits to cover City costs in processing the specific plan or provide timely information.

- 6. The property owners within the Chandler Ranch and Olsen Ranch/ Beechwood Specific Plan areas shall be responsible for paying for all costs related to the processing of their respective specific plan; the costs of the Uptown/Town Centre Specific Plan are being borne primarily by the Redevelopment Agency of the City. Such costs shall include, but are not limited to, all third-party consultant and City staff time costs incurred from the effective date of this resolution. Property owners or their representatives or agents for each specific plan shall be required to enter into reimbursement agreements which will require them to timely make and maintain deposits with the City adequate to cover all City costs associated with their respective specific plans.
- 7. Any proposed applicant-driven new specific plan or specific plan amendment shall be subject to preliminary community input and review prior to its acceptance for processing as follows:
 - a. Draft specific plans or specific plan amendments shall first be submitted to staff for review and feedback to applicant
 - b. Community workshop(s) will be held before the Planning Commission and City Council before a proposed specific plan or specific plan amendment is accepted for processing
 - c. Environmental review of a new specific plan or specific plan amendment will begin only after community input and City Council direction on the proposed specific plan or specific plan amendment.
 - d. The City Council retains the discretion as to whether to accept a new specific plan or specific plan amendment. Any new specific plan or specific plan amendment that is accepted for processing shall be subject to all normal environmental review, public comment and hearing process.
- 8. Nothing in this resolution shall affect the rights of other property owners in the City to submit a new specific plan or specific plan amendment to the City for processing provided, however, that the processing of any such specific plan or specific plan amendment shall be subject to the priorities set forth above and consistent with population planning thresholds contained in the current General Plan, and may be limited by the resources available to the City. The property owners included within an area covered by a new specific plan or specific plan amendment shall be responsible for paying for all costs related to the processing of such new specific plan area or specific plan amendment.


PASSED AND ADOPTED THIS 5th day of May, 2009 by the following Roll Call Vote:

AYES: Gilman, Hamon, Steinbeck, Strong and Picanco
 NOES:
 ABSENT:
 ABSTAIN:



 Duane Picanco, MAYOR

ATTEST:



 CATHY DAVID, DEPUTY CITY CLERK



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Engineering Division

October 31, 2012

Ed Gallagher
Community Development Director
1000 Spring Street
Paso Robles, CA 93446

Subject: Beechwood Area of the Olsen Beechwood Specific Plan

Dear Mr. Gallagher,

On behalf of the owners of properties in the Beechwood Annexation area we are requesting consideration for additional units for the development of the Specific Plan. In the General Plan Amendment 2012-02, unanimously approved by the City Council on October, there were 564 units identified as being available in addition to those already allocated in the General Plan. It is our understanding that the City will begin a process to allocate these additional units. We are therefore submitting an application for a General Plan Amendment to allocate some of the units to the Beechwood portion of the Olsen Beechwood (OBSP) Specific Plan area.

At the time the 2003 General Plan was being updated, the anticipated development approach to the Beechwood area was similar to the surrounding areas which were being developed at the time. These surrounding properties which were zoned primarily 4 units/acre were being developed with curvilinear streets and cul-de-sacs in a very conventional suburban development manner. This style of development was predominant on the East Side of the City and was the expectation of the City and the landowners at the time.

In 2003 when the General Plan was approved, density to the ORBASP was pared back due to the Paso Robles City Population Threshold being set at 44,000 residents. The Beechwood area was designated Residential Single Family 3/acre (RSF-3), Residential Multifamily 20/acre (RMF-20) and Neighborhood Commercial (NC). The approved unit count was 474 Single Family homes & 200 High Density Multi-Family homes for a total of 674 units.

Attachment 2

In the period between 2003 and 2005 the City embraced a different approach to land development and began to support and encourage "Traditional Neighborhood Design" (TND) for new development. To this end, the City hired the Urban Planning firm of Moule and Polyzoides (M&P) to prepare the Specific Plan for the Beechwood Olsen Specific Plan area. This firm specialized in the higher density approach to designing communities that meet the goals of TND. The plan prepared by M&P contained the major elements of TND except for one, appropriate density. The number of units allocated in the 2003 General Plan did not anticipate a TND approach and the consultant's hands were tied because of this limitation. This concern was clearly articulated both by the consultants and the property owners. The design of the Specific Plan was "Density Driven" as opposed to being designed based on the best and most efficient use of the land by incorporating TND elements and respecting the topography, oak trees and other constraints. This concern became the focus of the City Council in 2007 in a series of public hearings regarding the reevaluation of the approach to the OBSP. On July 3, 2007 the City Council directed staff to allocate additional funds to expand the EIR for the project to include two density options. These options were a 30% increase and a 50% increase. For the Beechwood portion of the OBSP this was an allocation of 874 units for the 30% increase and 1,011 units for the 50% increase.

Although the contract with M&P required the firm to produce 4 concept plans for the OBSP, only one plan was produced. Numerous discussions took place in 2007 regarding the dissatisfaction of the owners with the consultant, plan and process. In 2008 the Specific Planning process by the City was essentially put on hold.

The Beechwood property owners, undeterred by their disappointment in the process, chose to move forward proactively and hired consultants specifically experienced in designing to TND standards to prepare plans that would be designed to meet the direction of the City Council for the +30% and +50% density options. The design firm Studio 81 prepared two plans representing densities of 876 units and 1050 units for the Beechwood area. These proposed plans were presented to the City Council on April 7, 2009. This progress by the property owners was well received and resulted in further Council discussions regarding the approach to preparing the OBSP. These discussions resulted in City Council direction to Staff to allow the property owners to prepare the Specific Plan and for the owners to pay the costs of developing the Specific Plan and the EIR. The City would be responsible for the administration of the EIR process. The Beechwood property owners have demonstrated progress on this direction by engaging with Studio 81 to prepare plans and North Coast Engineering to assist on the Specific Plan and to provide "local" input, direction and communication.

It is essential for the future economic viability of the City to encourage the completion of the OBSP. As of December 2011 there were only 252 residential lots on approved subdivision maps. So far in 2012 a significant number of these lots were built on or acquired for development of homes. Of the vacant lots, Montebello Oaks represented the largest number at 61 lots. Because of the recession of 2007-2010 very few subdivisions of property occurred. Additionally all of the larger parcels of land in the City suitable for subdivision were already developed. In the period of 1991 to 2006 (15 years) the City

Attachment 2

averaged 261 residential building permits per year. In the period of 2007 to 2011 the average was 46 permits per year. Clearly with an existing inventory of less than 250 lots this inventory will be rapidly be depleted when permit numbers return to their previous averages. It was anticipated the OBSP would provide the opportunities for development far sooner than they actually will. The City has acquired Nacimiento Water and committed to a new Wastewater Treatment Plant and put water and sewer connection fees in place to fund these improvements. The recession has clearly delayed the implementation of Nacimiento Water and has resulted in a downsizing of the water treatment plant to reflect the lack of funds. The lack of funds can be directly attributed to the lack of water and sewer connections and the delays in approving water and sewer rate structures. Both the water and sewer connection fees which increased dramatically now include payment for Nacimiento Water and the construction of the new Wastewater Treatment Plant. In 2013 the connection fees will total \$28,220 per unit for water and sewer connections. The construction of just 50 homes per year will result in \$1,411,000 in revenue for the City. The construction of 250 homes per year would result in revenues of \$7,055,000. These revenues will not be realized if lots are not available.

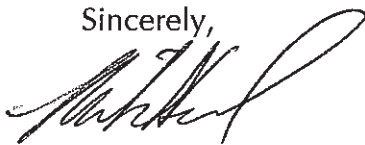
The Beechwood property owners specifically request a General Plan Amendment to allocate a maximum of 1011 units (+ 50% Density) to the Beechwood portion of the OBSP. It is anticipated that the Olsen portion of the OBSP may desire additional units but that is not part of this application.

The Beechwood property owners are in a position to engage immediately in the process and are financially capable of completing the process. The Beechwood property owners have repeatedly demonstrated a commitment to investing the resources to facilitate the plan.

The Beechwood property owners have hired Studio 81 to prepare detailed concept plans, biologists to prepare studies, arborists to evaluate oak tree impacts and engineers to review grading and drainage issues. The property owners have a demonstrated ability to develop neighborhoods and commercial developments and are anxious and ready to implement the plan and start building.

We strongly encourage the City Council to support this General Plan Amendment sending a message to the property owners and the community that the City of Paso Robles supports development that is appropriate for the land.

Sincerely,



Mike Harrod



Jay Huebner



Tom Erskine

Attachment 2

**NEIL & GISELA OLSEN
OLSEN FAMILY
OLSEN INVESTMENTS, LLC
3161 LINNE ROAD
PASO ROBLES, CALIF. 93446
(805) 238-1861 Fax (805) 238-2737**

November 25, 2012

Ed Gallagher
Community Development Director
City of Paso Robles

Re: Additional units

Dear Mr. Gallagher:

We the Olsen Family would like to put on file a request for a density increase on our portion of the Olsen/Beechwood area project for an increase of 203 units which is a 30% increase. These units would be obtained from the general plan amendment 12-002. This unit increase has been under discussion from the outset of this project and we believe that these found units should go to our project since we were brought into the City under the General Plan amendment in 2003 and is with in the 44000 cap.

Sincerely,

Neil & Gisela Olsen
Olsen Family

cc

Attachment 2

Chandler Aaroe, LLC
26311 Palos Verdes Drive East
Rolling Hills Estates, California 90274
310-784-2900

November 26, 2012

Mr. Ed Gallagher
Community Development Director
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Re: Chandler Ranch Area Specific Plan

Dear Ed,

The Chandler family, as owners of sub areas 12-14 of the Chandler Ranch Area Specific Plan (CRASP) hereby respectfully request that our dwelling unit density on these sub areas be increased by 177 units from 354 to 531 dwelling units which is a fifty percent (50%) density bonus above the existing General Plan allocation for these sub areas of the CRASP.

Please call with any questions. I'll be in Paso Robles on December 27 and 28 and can meet with you at your convenience to further discuss our request as well as our status on moving the CRASP forward.

Sincerely,

J. Michael Cope
Director of Real Estate - Chandler Aaroe, LLC

Cc: Susan Decarli, City Planner



November 29, 2012

City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

Attn: Ed Gallagher – Community Development Director

Via Email and USPS Postal Mail

RE: River Oaks II – Request for allocation of “Surplus” units

Dear Ed;

This letter is to follow up to your recent discussion with Vic Montgomery and John Wilbanks regarding General Plan Amendment 12-002 that adjusted the occupancy rates and other factors affecting City population calculations to more closely reflect recent data from the census and other sources. The result of the General Plan Amendment resulted in the creation “surplus” units.

As you are aware we have been in conversation with the City for several years over the ability to complete the envisioned Master Plan for River Oaks, specifically River Oaks II. River Oaks II is planned for 271 units consisting of a 144 single family detached dwelling expansion of the existing Adult Living Community and 127 non-age restricted units on the remainder of the 130 acre subject property (see attached map).

This letter is to formally request an allocation of 271 of the “surplus” units. We are prepared to submit the necessary planning documents for the River Oaks II project immediately upon City Council determination of the allocation and authorization to proceed. In fact we have already prepared a draft tentative Tract map for the first 144 Adult Community units which will facilitate a very fast turnaround by us to the City after authorization to proceed.

Ed, we appreciate you keeping us informed of the recent meetings and your plan to address this issue with the City Council on 12/06/2012. We look forward to working with you on the completion of River Oaks II.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dick Willhoit", is written over a light blue horizontal line.

Dick Willhoit

cc: Vic Montgomery, RRM
John Wilbanks, RRM

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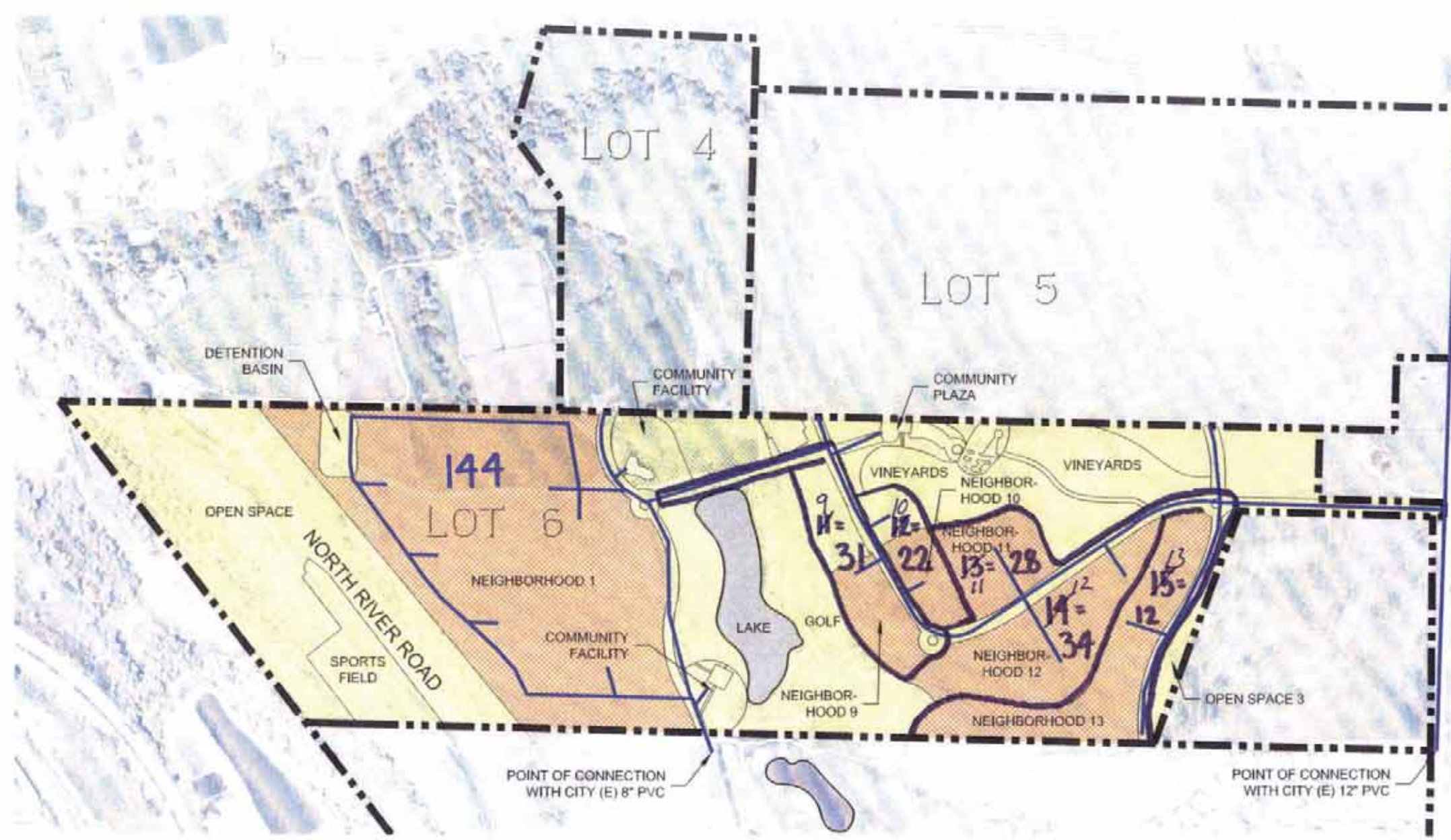
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RIVER OAKS - TNC
POTABLE WATER SYSTEM
FIGURE 2

JOB No.: 0708-0001
DRAWING: FIGURE 2
DRAWN BY: JSW
DATE: 02/25/11
SCALE: AS SHOWN

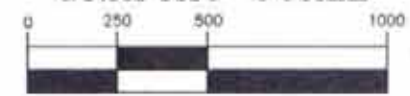


N-9	31
N-10	22
N-11	28
N-12	34
N-13	12
	<hr/>
	127

LEGEND:

-  PROPOSED POTABLE WATER SUPPLY
-  LOT 6
-  LOT 6 NEIGHBORHOODS

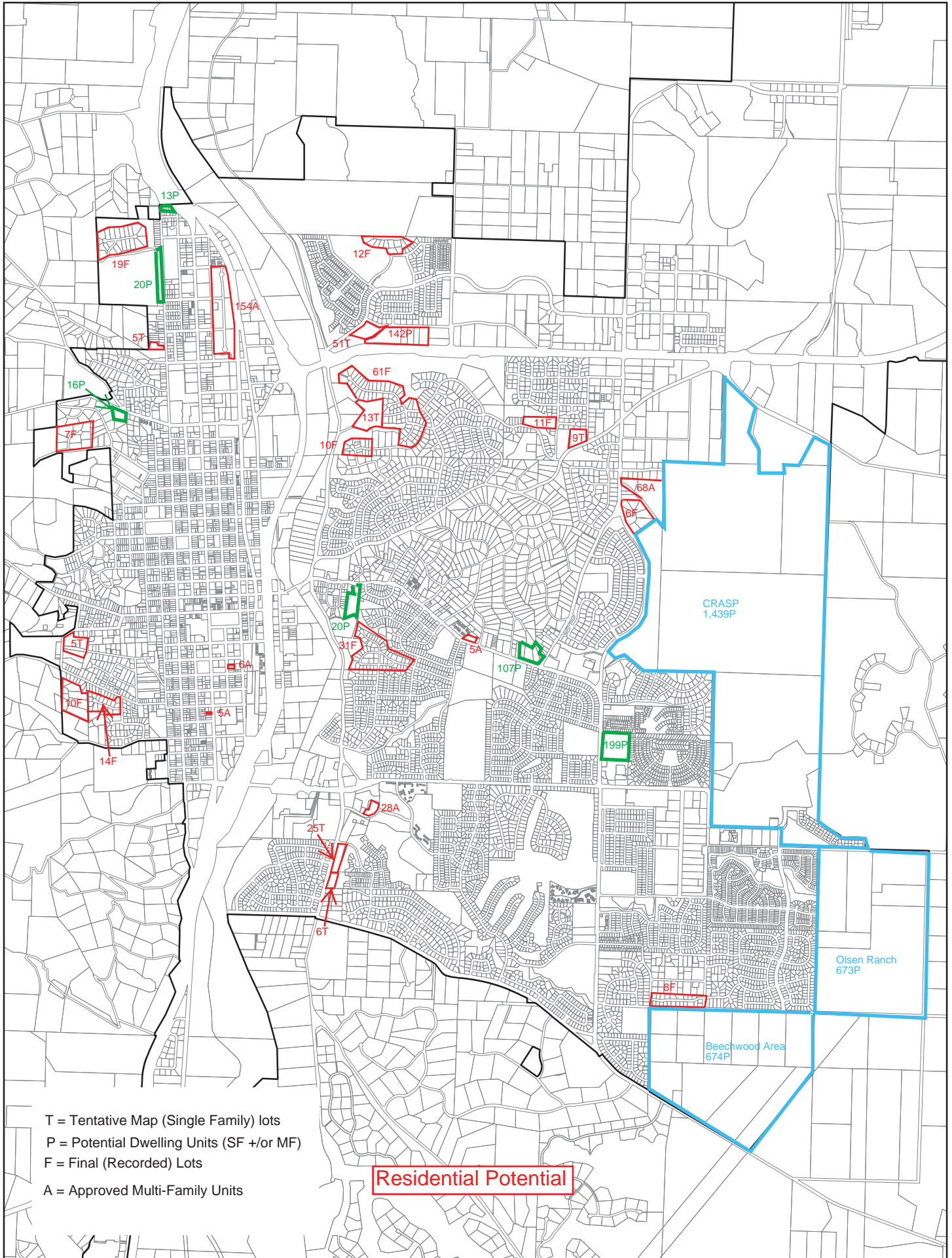
GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.



Attachment 3



**Residential Potential
June 2012**

Single Family Tracts - Vacant Lots in Recorded Maps

Tract	Side	Location	Developer	# Vac Lots
2529	West	NWC Vine & Caballo	Hope	19
2521	West	n/s 21st, w/o Almond Springs	Bertoni	7
2071	West	s/s Pacific at Merryhill	Ernst	10
2775	West	SWC Pacific & Maple	Charter Pacific	14
2376	BASP	n/o River Oaks & Kermit King School	Estrella Associates	12
2369	East	Vista Oaks and Montebello Oaks	Fallingstar Homes	61
2620	East	Via Magnolia	Vanderlip	10
2593	East	Red Cloud	Charter Pacific	31
2573	East	w/s Arciero, n/o Montebello Oaks	Langille	11
1022	East	Kapareil (e/s Golden Hill)	Clouston	6
2609	East	Ashwood	Harrod	8
Total				189

Single Family Tracts - Lots in Approved Tentative Maps

Tract	Side	Location	Developer	# Lots
3036	West	w/s Vine, n/o 28th	Habitat for Humanity	5
2790	West	e/s Merryhill, n/o Pacific	Bruce White	5
2887	BASP	s/s River Oaks @ Experimental Station	Estrella Associates	51
2805	East	e/o N. River, west end of Kleck	O'Kelley	13
2654	East	SEC S. River & Serenade	Cameron	25
2611	East	e/s S. River, n/o Charolais	Wilson	6
2583	East	NWC Union & Prospect	Rhoades	9
Total				114

Multi-Family Projects - Approved

PD	Side	Location	Developer	# units	Notes
10001	West	Oak Park Public Housing	Housing Authority	154	1
06004	West	w/s Park, s/o 8th	Dan Lloyd	6	
12002	West	w/s Spring, s/o 6th	Shilo Ranch LLC	5	
05007	East	w/s Oak Hill, e/o S. River	Halferty/DeBeikes	28	
11007	East	n/s Creston, w/o Ivy	Golden Oaks Developers	5	
06024	East	1450 Golden Hill Road	Golden Hill Development	68	2
Total				266	

1. 302 units approved; 154 are new inventory; 148 are replacement for existing units.
2. 68 apartment units approved; 57 rooms in an assisted care facility also approved.

Potential Projects - All Zoned for Multi-Family Residential

Side	Location	# units
West	w/s Vine, s/o Caballo	20
West	s/s Mountain Springs at Nacimiento Lake Road	16
West	e/s Vine at 38th	13
BASP	s/s Experimental Station Road, w/o Buena Vista Dr	142
East	s/s Creston, btw Capitol Hill & Ferro Lane	20
East	NEC Creston & Rolling Hills	107
East	e/s Creston, n/o Food 4 Less Center	199
Total		517

Expanded Version of Land Use Element Table LU-3. Details for Potential Residential Development

Area/Land Use Categories/Potential Units Details	Existing Dwelling Units	Potential Dwelling Units	Total Dwelling Units
West Side			
Uptown/Town Centre (UTTC) Specific Plan Oak Park Public Housing.....154 du w/s Vine Street, s/o Caballo Place.....20 du PD 12007 (Vernon), btw Oak & Vine Streets at 38 th Street.....13 du PD 06004 (Dan Lloyd), e/s Park Street, s/o 9 th Street.....6 du Tentative Tract 3036 (Habitat), w/s Vine Street, n/o 28 th Street.....5 du PD 12002 (Shilo Ranch), w/s Spring Street, s/o 6 th Street.....5 du Other Infill.....782 du	2,202	985	3,187
Outside of UTTC - Single Family Residential Tract 2529 (Hope) west end of Caballo Place.....19 du Tract 2775 (Charter Pacific), NWC Pacific Avenue and Maple Street.....14 du Tract 2071 (Ernst), s/s Pacific Avenue at Merryhill Road.....10 du Tract 2521 (Bertoni), west end of 21 st Street.....7 du Tentative Tract 2790 (Bruce White), e/s/ Merryhill Road, n/o Pacific.....5 du Other Infill.....64 du	702	119	821
Outside of UTTC - Multi-Family Residential s/s of Nacimiento Lake Road @ Mountain Springs Road.....16 du Other Infill.....70 du	319	86	405
Outside of UTTC - Non-Residential Use	43	0	43
Subtotal	3,266	1,190	4,456

Expanded Version of Land Use Element Table LU-3. Details for Potential Residential Development

Area/Land Use Categories/Potential Units Details	Existing Dwelling Units	Potential Dwelling Units	Total Dwelling Units
East Side – Specific Plan Areas			
Borkey Area Specific Plan - Single Family Tract 2376 (Waterford Court).....11 du Tract 2457 (Traditions – 2 vacant lots that may become a street).....2 du Other from possible lot splits on Experimental Station Road.....20 du	396	33	429
Borkey Area Specific Plan – Multi-Family Tract 2887 (The Cove), SEC Exp Sta Rd & River Oaks Drive.....51 du Arjun Apartments, s/s Experimental Station Road.....142 du	107	193	300
Union/46 Specific Plan (SF) Tract 2369 (Montebello Oaks).....61 du Tentative Tract 2805 (O’Kelley).....13 du Tract 2573 (Langille), w/s Arciero Drive.....11 du Tract 2369 (Vanderlip).....10 du Tentative Tract 2583 (Rhoades), NWC Union Road & Prospect Avenue).....9 du Other infill.....30 du	816	134	950
Chandler Ranch Area Specific Plan - Single Family	1	1,291	1,292
Chandler Ranch Area Specific Plan – Multi-Family	12	135	147
Olsen Ranch Specific Plan – Single Family	4	574	578
Olsen Ranch Specific Plan – Multi-Family	0	95	95
Beechwood Area Specific Plan – Single Family	5	469	474
Beechwood Area Specific Plan – Multi-Family	0	200	200
Subtotal	1,341	3,124	4,465

Expanded Version of Land Use Element Table LU-3. Details for Potential Residential Development

Area/Land Use Categories/Potential Units Details	Existing Dwelling Units	Potential Dwelling Units	Total Dwelling Units
East Side – Outside of Specific Plan Areas			
Single Family Tract 2593 (Navajo and Red Cloud).....31 du Tract 2654 (Cameron), SEC S. River Road & Serenade.....25 du Tract 2609 (Harrod) Cool Valley Road.....8 du Tract 2611 (Wilson), e/s S. River Road, s/o Serenade.....6 du Tract 1022 (Clouston), Kapareil Court at Golden Hill Road.....6 du Other Infill.....41 du	5,122	117	5,239
Mobile Homes	310	0	310
Multi-Family e/s Creston Road, n/o Food for Less.....199 du NEC Creston & Rolling Hills Roads.....107 du s/s Creston Road, s/o Ferro Lane..... 20 du PD 06024 (Senior Housing, 1450 Golden Hill Rd).....68 du PD 11007 (Golden Oaks Developers, n/s Creston Rd, w/o Ivy Lane).....5 du Other Infill.....249 du	1,587	648	2,235
Non-Residential Use PD 05007 (DeBeikes), e/s Highlands Center, w/s Oak Hill Road.....28 du	85	28	113
Subtotal	7,104	793	7,897
Total	11,711	5,107	16,818

RESOLUTION NO. 13-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES UPDATING AND SUPERSEDING RESOLUTION 09-055 REGARDING PROVIDING DIRECTION AND PROCESSING PRIORITIES FOR VARIOUS SPECIFIC PLANNING EFFORTS

WHEREAS, at its meeting of May 5, 2009, the City Council adopted Resolution 09-055 to set priorities for allocation of staff time to process development and amendment of specific plans; and

WHEREAS, Resolution 09-055 provided that, henceforth, property owners were to be responsible for all costs related to the processing of specific plans; and

WHEREAS, the City's General Plan has established population planning threshold of 44,000 persons, based on the available capacities of the water system, wastewater treatment system, transportation systems, and environmental resources; and

WHEREAS, the City's General Plan calls for establishing Specific Plans on the Chandler Ranch, Olsen Ranch, and Beechwood Area and provides density targets that are within the City's buildout population planning threshold of 44,000 residents; and

WHEREAS, the City is processing or has received applications for the following specific plans: Chandler Ranch, Olsen Ranch, Beechwood Area, and an amendment of the Borkey Area specific Plan to accommodate an expansion of the River Oaks development; and

WHEREAS, in 2012, the inventory of vacant land for residential development that is ready for subdivision and development is substantially limited to the referenced specific plan areas; and

WHEREAS, via General Plan Amendment 2012-02, the Land Use Element adopted a 5.0% vacancy rate and an updated average population per household ratio (2.66) that collectively raised the number of dwelling units that could be built within the 44,000 population planning threshold by 594 units over the 16,818 units shown in Table LU-3 of the Land Use Element, as amended by General Plan Amendment 2012-02; and

WHEREAS, the additional 594 units have not been assigned, via the Land Use Map, to any properties; and

WHEREAS, property owners within each of the above-referenced specific plan areas have submitted written requests for assignment of a portion of the additional 594 dwelling units in a manner that the collective requests exceed 594 dwelling units; and

WHEREAS, the City's Economic Strategy, adopted in 2006, calls for the following measures for development of residential neighborhoods:

- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Increase labor force residents in the City;
- Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
- Preserve energy and natural resources; and

WHEREAS, at its meeting of November 16, 2004, the City Council directed that the Olsen Ranch and Beechwood Area Specific Plans be combined into a single specific plan; at that time, the City had been advancing public funds to prepare specific plans; and

WHEREAS, with the adoption of Resolution 09-055, the requirement to prepare a single specific plan for the Olsen Ranch and Beechwood Area has proven to be a hindrance to the development of either area; the General Plan does not mandate that these two areas be addressed by a single specific plan; and

WHEREAS, at its meeting of June 5, 2007, the City Council directed that the Environmental Impact Report for the combined Olsen Ranch/Beechwood Area Specific Plan may study alternative land development patterns with density bonuses of 15, 30, and 50 percent;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED, by the City Council of the City of El Paso de Robles as follows:

1. Prior to a comprehensive update of the General Plan, the City Council will not approve general plan amendments that collectively increase the number of dwelling units at build out above 17,412 dwelling units (=16,818 + 594).
2. Owners of property in the Chandler Ranch, Olsen Ranch, Beechwood Area, and Borkey Area Specific Plans may apply for general plan amendments, to be processed concurrently with their specific plans/ specific plan amendments, that propose to increase the density above levels presently assigned to their properties so as to use a portion of the 594 additional dwelling units. The Council will consider each such application on its own merits and will consider dividing the 594 additional units in a manner that it deems would best advance the policies set forth in the City's General Plan and Economic Strategy. In doing so, the Council reserves the right to approve, modify, or reject any individual request to increase density.
3. Separate specific plans, general plan amendments, and EIRs may be prepared and processed for the Olsen Ranch and Beechwood Area.
4. City staff will process specific plan and related applications expeditiously while simultaneously attending to other Council goals. However, staff resources are limited, and the City does not warrant that it will be able to process applications within applicants' desired timeframes. The city may hire contract planners, at applicants' expense, to facilitate processing of applications.
5. City staff shall continue to provide the Council with quarterly status reports of all specific plans.
6. All consultant and staff time costs incurred by the City prior to May 5, 2009 to prepare specific plans and their environmental impact reports (EIR) shall be recovered by the City via specific plan fees to be paid at the time of occupancy of buildings as provided by Government Code Section 65456.
7. All consultant and staff time costs incurred since May 5, 2009 to prepare specific plans and their EIRs shall be borne by property owners and deposited upfront and deposit maintained until the specific plans, general plan amendments, and associated EIR work, including public hearings and approval by the City Council, is completed.
8. Any specific plan work shall include early community input and review prior to acceptance of a draft specific plan as follows:
 - a. Draft specific plans shall first be submitted to staff for review and feedback with applicant;
 - b. A community workshop before the Planning Commission and City Council shall be conducted prior to the City's acceptance of a draft specific plan for processing;

- c. Preparation of an EIR shall begin only after completion of the community workshop and City Council direction on the draft plan;
- d. Preparation of the draft specific plans, general plan amendments, and EIRs shall undergo the normal public review and adoption process.

9. This resolution supersedes Resolution 09-055.

PASSED AND ADOPTED THIS 29th day of January, 2013 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk