



City Council Agenda Report

From: Susan DeCarli, City Planner

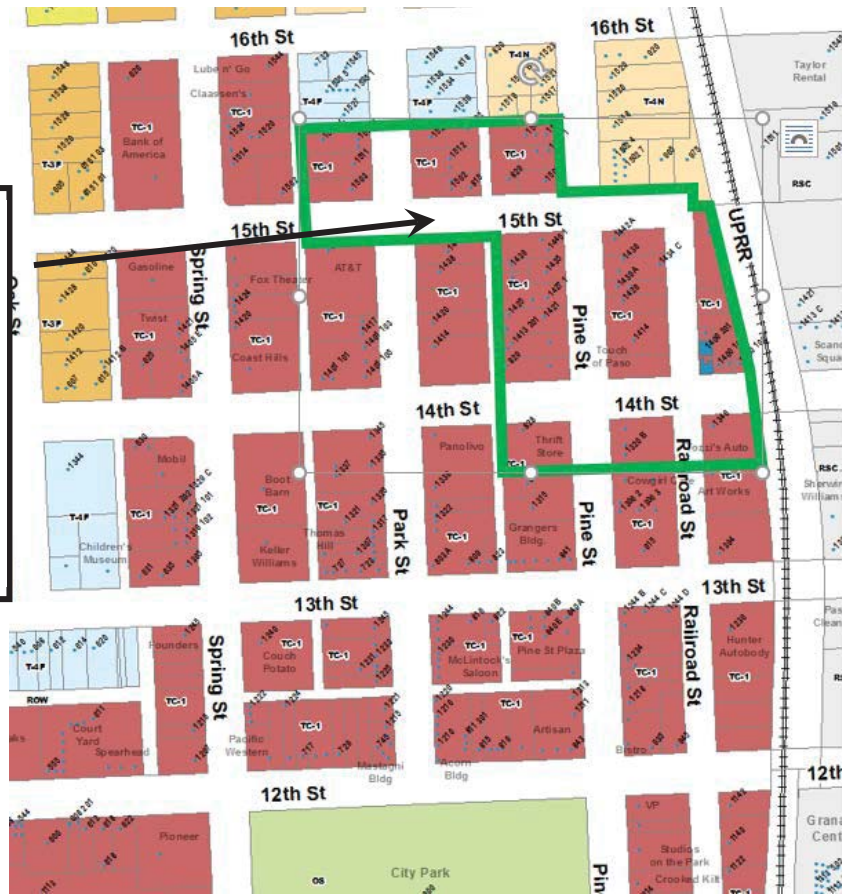
Subject: Council Review and Direction – Possible Uptown / Town Center Specific Plan Amendment– Consider Options for a Town Center (TC-1) Zoning Map Boundary Adjustment and expansion of the TC-2 zone

Date: October 3, 2017

Facts

1. The Uptown/Town Center Specific Plan (UP/TC) was adopted in May 2011, which established new zoning and land use regulations that apply to property on the west side of Paso Robles.
2. The UP/TC includes a “Regulating Plan” that identifies different zones where land uses may be permitted, conditionally permitted and/or are not permitted.
3. One of the main focuses of the UP/TC plan is to encourage pedestrian activity to create an attractive, lively downtown that is good for local businesses and the community.
4. There are two (2) downtown zoning districts in the UP/TC plan, including the Town Center-1 (TC-1) zone in the downtown core, which emanates from City Park to areas desirable for the most intense pedestrian activity. The Town Center-2 (TC-2) zone is adjacent to the TC-1 zone to the south, and is intended for a little less pedestrian-oriented uses than the TC-1 zone. For instance, restaurants and shops in the TC-1 zone may be supported by office, retail and service uses within walking distance in the TC-2 zone.
5. In the ensuing six (6) years since the UP/TC plan was adopted, experience in implementing it and community demands have continued to evolve, and the code has been amended from time to time. It is important to consider land use implications, policy consistency, and compatibility of land uses when changes are considered.
6. The TC-1 zone boundary north of City Park and includes blocks and/or portions of blocks where is might not support the uses of that zone. Certain land uses such as offices are not permitted on the ground floor or in the front of a building facing a street in the TC-1 zone. The intent of this requirement (of only permitting offices above or in the rear of buildings), is that offices do not typically encourage pedestrian activity like commercial and restaurant uses and can create “dead” zones in a downtown core if too many offices are allowed.
7. Property in the TC-1 zone located northeast of City Park, (mid-block between 13th Street and 14th Street to 15th street, and mid-block between Spring Street and Park Street to the Union Pacific Railroad) is an area that does not appear to be trending with significant pedestrian activity. There has been interest by private property owners to change the regulations in this area to permit offices on the ground floor and in the front of buildings, as shown on the map excerpt below

TC-1 zone that may warrant a change to TC-2 to encourage new uses and reinvestment by providing addition flexibility of uses



Options

1. Take no action – do not change TC-1 and TC-2 zoning district boundaries.
2. Direct staff to initiate rezoning and refer the item to the Planning Commission to consider rezoning the property identified above to TC-2, which allows office uses on the ground floor and at the front of buildings, as well as other land uses identified.
3. Refer back to staff for additional analysis.

Analysis and Conclusions

A comparison of the differences in land uses that are permitted or not permitted between the TC-1 and TC-2 zone are provided in Attachment 1. If property in the area shown on the map above outlined in green were zoned as TC-2, then that area would be permitted to establish the list of uses identified. Given the existing development pattern this area, these uses may be compatible in that area.

CEQA issues

As a discussion item only, no “project” under CEQA is proposed. Therefore, in accordance with CEQA, an environmental analysis is not required. If a code amendment goes forward, a CEQA analysis will be conducted, as required.

Option 1 Take no action. Do not modify the zoning district boundaries of the TC-1 and TC-2 zones. The land uses permitted in the TC-1 zone would remain the same, which does not allow offices on the ground floor at the front of buildings, or other uses permitted in the TC-2 zone.

Option 2. Rezone a portion of the TC-1 zoning boundary and expand the TC-2 zoning district boundary. This option allows for offices in the area identified on the ground floor and in the front area of buildings and other additional land uses, which may be compatible in this area, since this area does not appear to be transitioning to a downtown core, pedestrian-oriented district the same way that other properties in the TC-1 zone are being developed. Additionally, it would help property owners maintain building occupancies.

(Note: This action would be consistent with the General Plan Land Use Designation of Downtown Commercial (DC), and would not require a concurrent General Plan Amendment.)

Option 3. Provide direction to staff for additional analysis.

Fiscal Impact

This report is intended to provide policy options for the City Council to consider in regard to office uses in the TC-1 zone for a specific geographic area. There would be no direct fiscal impact that would result from Council direction to staff to initiate a code amendment for the UP/TC Specific Plan. However, a code amendment would require in-kind staff resources to process an amendment of approximately 50 hours that would not be available for other planning activities in the department.

Recommendation

Endorse Option 2, which would rezone a portion of the TC-1 zoning boundary and expand the TC-2 zoning district boundary, and direct staff to initiate rezoning and refer the item to the Planning Commission to consider the re-zoning.

Attachments

1. Land Use Table 5.3-1, Uptown/Town Center Specific Plan
2. Exhibit A. TC-2 Rezoning Map

Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
COMMERCIAL: RETAIL, SERVICE, OFFICE										
Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	-	-	-	-	-	-	-	CUP	-	
Appliance repair	-	-	-	-	-	-	P	P	-	
ATM - Outdoor	-	-	-	P	P	P	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	-	-	-	-	-	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	-	-	-	-	-	CUP	CUP	-	
Auto Rental	-	-	-	-	-	-	P	P	-	
Auto/vehicle parts sales (indoors, without installation)	-	-	-	-	-	P	P	P	-	
Auto/vehicle repair, parts installation, body and paint	-	-	-	-	-	-	CUP	CUP	-	
Auto Detailing (does not include carwashes)	-	-	-	-	-	-	P	P	-	
Banks, savings & loans, credit unions	-	P*	-	P*	P	P	P	P	-	* On Spring St Corridor only
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	-	-	-	-	CUP	CUP	CUP	-	
Bowling alleys	-	-	-	-	-	-	P	P	-	
Building Materials sales	-	-	-	-	-	P*	P	P	-	* Only on south-east corner of Pine & 10 th Streets (former Hayward Lumber site)
Business, Trade Schools	-	-	-	-	-	P	P	P	-	
Card rooms	-	-	-	-	-	CUP	CUP	CUP	-	

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	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	P*	P*	P*	P*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	P*	-	P*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	-	-	P	P	P	P	P	-	
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	-	-	P	P	P	P	P	-	

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	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)						P	P	P	-	
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including auto repair as secondary use)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	-	-	-	-	-	P	P	-	
Studio (art, dance, martial arts, music, etc.), gyms, health/fitness spas	-	-	-	CUP/P*	P	P	P	P	-	*P along Spring Street Corridor; P elsewhere
Theaters (movies, live performances)	-	-	-	-	-	P	-	-	-	
Winetasting Rooms	-	-	-	-	-	P	P	P	-	
COMMERCIAL LODGING										
Bed and Breakfast Inns *	CUP	CUP	CUP	CUP	CUP	P	P	P	-	* See Section 5.3.E.1
Boardinghouse, roominghouse	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Hotels, motels (does not include bed and breakfast inns)	-	-	-	-	-	P	P	P	-	
OUTDOOR RECREATION AND OPEN SPACE										
Carnivals, circuses, fairs, festivals, concerts, etc.	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Hiking, biking trail	-	-	-	-	-	-	-	-	P	
Nature preserve	-	-	-	-	-	-	-	-	P	
Riding trail (equestrian)	-	-	-	-	-	-	-	-	P	
LIGHT INDUSTRIAL										
Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	-	-	-	-	-	-	-	P/TUP*	-	* See Section 5.3.E.7.

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Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Equipment rental (may include outdoor storage of equipment)	-	-	-	-	-	-	-	P	-	
Laundries and dry cleaning plants (does not include laundromats or non-plant laundries, which are personal services)	-	-	-	-	-	-	-	P	-	
Manufacturing, assembly, and processing: apparel; cabinet shops, furniture & fixtures; electrical equipment, electronic & scientific instruments; food & kindred products; glass products; metal fabrication, sheet metal, machine shops, welding; paper products; plastics, fiberglass, and rubber products; stone, cut stone, clay and pottery; testing laboratories (soils & materials testing, research and development)	-	-	-	-	-	-	-	P	-	
Mini-storage facilities	-	-	-	-	-	-	-	-	-	
Recycling collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	-	-	-	-	-	-	-	CUP	-	
Telecommunications facility	-	CUP	CUP	CUP	-	CUP	CUP	CUP	-	
Transmission & receiving stations	-	-	-	-	-	CUP	CUP	CUP	CUP	
Upholstery (includes Auto Upholstery)	-	-	-	-	-	-	-	P	-	
Warehousing, Wholesale	-	-	-	-	-	-	-	P	-	
RESIDENTIAL										
Convalescent care facilities/nursing homes	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Domestic violence center	P	P	P	P	P	-	-	-	-	
Dwelling units in permitted building types for each zone	P	P	P	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Emergency Shelter	-	-	-	-	-	-	-	P	-	See Section 21.21.160 of the Zoning Code
Guest House	P	P	P	P	P	-	-	-	-	

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Group Care Homes	P	P	P	P	P	-	-	-	-	
Home Occupation	P	P	P	P	P	P	P	P	-	
Living Groups	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Mobile homes as temporary caretaker units during construction of a permanent building or operation of a Christmas tree lot	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	P	P	P	P	-	-	-	-	
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	CUP	CUP	CUP	CUP	CUP *	CUP	-	-	* City may require noise mitigation measures beyond those required by the Building Code.
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	-	See definitions in Section 5.9.
OTHER USES										
Christmas tree lots	P	P	P	P	P	P	P	P	-	
Church	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	
Family day care center for 14 or fewer children	P	P	P	P	P	-	-	-	-	
Family day care center for more than 14 children or non-family day care center	CUP	CUP	CUP	CUP	CUP	-	-	CUP	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.	CUP	CUP	CUP	CUP	CUP	P	P	P	-	
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	CUP	CUP	CUP	CUP	P	P	P	P	
Outdoor display of merchandise for sale or rental *	-	-	-	-	P	P	P	P	-	* See Section 5.3.E.8.

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Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Outdoor storage of materials and equipment (as an accessory use) if property and adjacent streets are improved and storage is screened *	P	P	P	P	P	P	P	P	-	* See Section 5.3.E.7
Sand & gravel mining	-	-	-	-	-	-	-	-	CUP	
Schools, public (preschool – high school)	P	P	P	P	P	P	P	P	-	
Schools, private (preschool – high school)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (7 days or less)	P	P	P	P	P	P	P	ca-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than 7 days)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use for a construction office (within approved development projects)	P	P	P	P	P	P	P	P	-	
Trailer/temporary building use for a place of business in conjunction with an existing on-site business (two year maximum)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use in conjunction with the construction of a building and with available paved parking (maximum of one year)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Utilities facilities: wells, pump stations, switching and relay boxes, cell antennas	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

Exhibit A

