



# Council Agenda Report

**From:** Warren Frace, Community Development Director

**Subject:** External Plan Check Budget Adjustment

**Date:** January 16, 2018

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## **Facts**

1. On June 21, 2016, City Council adopted Resolution 16-087 approving the Fiscal Year 2017/ 2018 Budget (FY 17/ 18), which allocates \$170,000 for External Plan Check Services.
2. External Plan Check costs are passed through to Building Permits applicants and have no negative fiscal impact on the City.
3. Demand for Plan Check Services increased in 2017 and is expected to continue to rise in 2018.
4. The \$170,000 budgeted for External Plan Check with FY 17/18 are expected to be exhausted in early 2018.
5. The External Plan Check Budget needs to be increased to \$280,000 to accommodate anticipated demand through the remainder of the fiscal year.

## **Options**

1. Do nothing.
2. Approve draft Resolution 18-XXX (Attachment 1) adjusting the FY17/18 External Plan Check Budget from \$170,000 to \$280,000.
3. Refer back to staff for additional analysis.

## **Analysis and Conclusions**

A number of large-scale development projects have gone through the permitting process during the first half of FY 17/18, including: Oak Park Phase 3, Paso Robles Inn Expansion, Firestone Projects, Lone Oak Hotel Conversion, Fairfield Inn, Paso Robles Inn Expansion and Marriott Residence Inn. Based on the Planning Pipeline Report (Attachment 2), permit activity is expected to continue to rise in 2018. In order to continue processing permits in 2018, the External Plan Check Budget needs to be increased to \$280,000.

## **Fiscal Impact**

None. External Plan Check fees are passed through to applicants for Building Permit. Long term, increased development activity will have a beneficial fiscal impact on the City.

## **Recommendation**

Option 2 – Approve Resolution 18-XXX (Attachment 1) adjusting the FY17/18 External Plan Check Budget from \$170,000 to \$280,000.

## **Attachments**

1. Draft Resolution 18-XXX (Attachment 1) adjusting the FY17/18 External Plan Check Budget from \$170,000 to \$280,000
2. January Project “Pipeline” Report

<input checked="" type="checkbox"/> SUBMITTAL ...	PROJECT DESCRIPTION	DWELLINGS	COM SOFT	HOTEL ROOMS	PERMIT NUMBER	ADDRESS	STREET	APPLICANT	PERMIT STATUS	!	
<b>Planning Entitlements in Process</b>											
Permit Status: 1 st Plan Check: 6 item(s)											
<input type="checkbox"/>	12/08/2017	Butterfield Family Park Concept - Feasibility Review		?	?	PD / CUP xxx	2981	Union Rd	Brett Butterfield	1 st Plan Check	!
<input type="checkbox"/>	11/30/2017	Oak Park 4 - PD Amendment / fee deferral agreement	75					Park St.	David Cooke	1 st Plan Check	!
<input type="checkbox"/>	03/07/2017	Erskine GPA / Rezone of 38 Hwy 46 & Paso Robles Blvd (Highway Com...		250,000		GPA 17-xxx / R...		Paso Robles Blvd	Tom/ Gwen Erskine	1 st Plan Check	!
<input type="checkbox"/>	01/03/2017	Circulation Element Update / Needs List / Fees				GPA 17-001		City Wide	City	1 st Plan Check	!
<input type="checkbox"/>	03/19/2015	46E / Union Rd. Interchange PAED (Caltrans)				PAED 15-001		East 46 / Union ...	City	1 st Plan Check	!
<input type="checkbox"/>	11/18/2008	Golden Hill res care (125 beds / 140,000 sf)	125 beds	140,000		Amendment - T...		Golden Hill Rd.	Basila	1 st Plan Check	!
Permit Status: 2nd Plan Check: 2 item(s)											
<input type="checkbox"/>	11/13/2017	Hyatt Place 2 - Alternative Project (City parcel)		77,000	131	PD 17-011		Theater Dr.	Rupesh Patel / Christi...	2nd Plan Check	!
<input type="checkbox"/>	08/11/2016	Beechwood Specific Plan (pre-app concept Site Plan 862 du's / 64,000 ...	965	64,000		Pre-app	2550	Meadowlark Rd.	Dan Lloyd	2nd Plan Check	!
Permit Status: Conditions / CEQA / Staff Report prep.: 3 item(s)											
<input type="checkbox"/>	06/26/2017	Ravine parking area for 96 vehicles				PD 17-005 / C...	2981	Union Rd	Rob Miller	Conditions / CEQA ...	!
<input type="checkbox"/>	12/01/2016	Black Oak Lodge Hotel (96 rooms, 59,229 sf)		60,000	96	PD 16-007	2717	Black Oak Dr.	George Garcia	Conditions / CEQA ...	!
<input type="checkbox"/>	11/09/2016	Homewood Suites Dallons Dr. (4 Story Hotel, 105 rooms 73,590 sf)		73,590	105	PD 16-005		Dallons Drive	Gagan Kaur	Conditions / CEQA ...	!
Permit Status: Hearing Scheduled: 3 item(s)											
<input type="checkbox"/>	09/26/2017	Kennedy Club Solar				CUP 17-014	500	S. River Road	Charlie Schluter	Hearing Scheduled	!
<input type="checkbox"/>	06/20/2017	TC-1 & 2 Downtown office rezone - UTSP clean-up				ZC 17-004		Downtown	City - Susan	Hearing Scheduled	!
<input type="checkbox"/>	05/02/2017	Bike - Ped Plan Update				BTP 17-001		City wide	City - Susan	Hearing Scheduled	!
Permit Status: Out for Corrections: 9 item(s)											
<input type="checkbox"/>	09/25/2017	(pre-application) N. Chandler Ranch Vineyard Proposal	300 ??			GPA 17-xxx			Dan Lloyd	Out for Corrections	!
<input type="checkbox"/>	09/01/2017	18,500 Warehouse for Wine Storage		18,500		PD 17-010	3230	Riverside Ave	Newlin Hastings	Out for Corrections	!
<input type="checkbox"/>	07/24/2017	Furlotti Annexation (Paso Robles Gateway Project 170 ac / 325 hotel ro...	97	464,000	425	ANX 16-001/G...	130	S. Vine St.	Tom Noya	Out for Corrections	!
<input type="checkbox"/>	07/12/2017	Hotel Alexa		23,765	38	PD 17-008		Alexa Court	Charles Rhoads	Out for Corrections	!
<input type="checkbox"/>	05/05/2017	Hotel Cheval Phase 2 (20 rooms)		15,625	20	PD 17-004	1020	Pine Street	CJ Horstman	Out for Corrections	!
<input type="checkbox"/>	02/03/2017	South Chandler Ranch GPA / SP (560 du's)	560	?		GPA 17-xxx		Sherwood Rd	Doug Ayres	Out for Corrections	!
<input type="checkbox"/>	01/31/2017	Short Term Rental Zoning Code Policy				ZC 15-006		City Wide	City	Out for Corrections	!
<input type="checkbox"/>	05/16/2016	hold - Hyatt Place Hotel (116 Room / 4 story hotel / 65,528 sf / EIR [Rive...		65,500	116	PD 16-003	1955	Theater Drive	Rupesh Patel	Out for Corrections	!
<input type="checkbox"/>	02/06/2015	Paso Vista Resort	2	30,000	226	GPA 15-001 / ...		46 East	Ken Munde	Out for Corrections	!
<b>Planning Entitlements Approved</b>											
Permit Status: NOA - Reso pending: 4 item(s)											
<input checked="" type="checkbox"/>	03/16/2017	Paso Robles Public Market - Mixed Use (Hometown site)	6	16,500		ZC 17-001 / PD...	1803	Spring Street	McShane Murnane	NOA - Reso pending	!
<input checked="" type="checkbox"/>	03/13/2017	Spurr Co. Contract Yard / Parcel Map (New Office / Maintenance Bldg / ...				PD 17-001 / P...		Ardmore Rd	Nick Gilman	NOA - Reso pending	!
<input checked="" type="checkbox"/>	12/16/2016	GPA & RZ Parking Lot Expansion Mullahey Dodge		0		GPA 16-001, P...		Tractor & Golde...	Larry Werner	NOA - Reso pending	!
<input checked="" type="checkbox"/>	09/01/2015	Cabernet Links RV Resort (290 space RV Resort, 18 hole golf course + ...		30,000	290 RV spa...	PD 15-004 / VT...	5151	Jardine Road	Tom Erskine	NOA - Reso pending	!
Permit Status: x mapping: 2 item(s)											
<input checked="" type="checkbox"/>	12/03/2015	Erskin Industrial GPA / map / WSE		622,000		GPA 14-001		Wisteria Rd.	Jamie Kirk	x mapping	!
<input checked="" type="checkbox"/>	05/13/2013	River Oaks 2 GPA / SPA / CEQA / WSE (271 sfr du's)	271			GPA 13-002		Club House Dr.	Estrella Assoc.	x mapping	!
Permit Status: x pending: 11 item(s), 1 unread											

<input checked="" type="checkbox"/>	SUBMITTAL ...	PROJECT DESCRIPTION	DWELLINGS	COM SQFT	HOTEL ROOMS	PERMIT NUMBER	ADDRESS	STREET	APPLICANT	PERMIT STATUS	!
<input checked="" type="checkbox"/>	09/19/2017	New Spec Industrial Bldg 3,948SQFT - WESTCO BUILDERS		3,948		SP 17-013		Combine Street	Nick Gilman	x pending	!
<input checked="" type="checkbox"/>	09/19/2017	New Spec Industrial Bldg 4,981SQFT - BEJAR		4,981		SP 17-014		Combine Street	Nick Gilman	x pending	!
<input checked="" type="checkbox"/>	06/26/2017	Pine St. Hotel - Amendment (155 room hotel, restaurant, retail)		105,000	151	PD 17-006 (PD...	944	Pine St.	VanSteenwyck / Lorenz	x pending	!
<input checked="" type="checkbox"/>	05/11/2017	Tidwell - 9,960 SF office/maintenance bldg		9960		PD 17-007 / OTR		Dallons Rd	Leo Tidwell III	x pending	!
<input checked="" type="checkbox"/>	05/10/2017	271 lot vesting map - River Oaks 2 SFR Subdivision	(see GPA)			VTTM 3105 / O...	800	Clubhouse Dr.	Wes Willhoit	x pending	!
<input checked="" type="checkbox"/>	03/20/2017	Bellissimo Restaurant & Apartments (4 du's)	4	6,000		PD 17-002		Corner of 4Th &...	Garth Kornreich	x pending	!
<input checked="" type="checkbox"/>	06/03/2016	Destino Hotel Resort Amendment (291 Room - 4 phase hotel resort [Ha...			291	PD 08-002 Am...	3350 & ...	Airport Road	Karen Stier	x pending	!
<input checked="" type="checkbox"/>	04/06/2016	Case Pacific storage yard				PD 16-002 & C...	2121	Ardmore Road	Stan Case	x pending	!
<input checked="" type="checkbox"/>	03/31/2016	Sonic Burger Drive-Thru / carhop		2000		SP 16-012		Golden Hills Pla...	Sonic Burger	x pending	!
<input checked="" type="checkbox"/>	12/09/2014	Hilton Garden Inn (166 rooms)			168	TEX-PD 14-004		Golden Hill Rd.	Troy Grou[	x pending	!
<input checked="" type="checkbox"/>	03/11/2003	Vina Robles Ampitheater / Hotel		95,000	80	PD 02-002		46 East	Vina Robles Inc.	x pending	!
Permit Status: x plan check: 12 item(s)											
<input checked="" type="checkbox"/>	02/17/2017	Lone Oak Hotel Conversion (37 rooms)			37	SP 17-005	715	24TH Street	Clinton Iwanicha	x plan check	!
<input checked="" type="checkbox"/>	02/06/2017	Buttonwillow Product Warehouse 4960 sf		5,000		PD 02-012 Am...	2203	Wisteria Lane	Nick Gilman	x plan check	!
<input checked="" type="checkbox"/>	11/23/2016	Paso Robles Inn Expansion (23 rooms, 17,946 sf)		18,000	23	PD 16-006	600	12th Street	Margaret Johnson	x plan check	!
<input checked="" type="checkbox"/>	11/16/2016	Airport Solar Project (34 ac / 4 megawatt (mw) photovoltaic generation f...				PD 16-008, CU...		Airport Rd.	Pete Rodriguez	x plan check	!
<input checked="" type="checkbox"/>	10/07/2016	Oak Park Phase 3 apartments (75 apartment units with fee deferral)	75			PD 10-001	3000	Park St.	Housing Authority - Da...	x plan check	!
<input checked="" type="checkbox"/>	07/21/2016	301 Creston Tentative Parcel Map 16-0165 (4-lot residential map)	4			PR 16-0165 / O...	301	Creston Rd	David Marchell (Omni ...	x plan check	!
<input checked="" type="checkbox"/>	01/05/2016	Fairfield Inn DP amendment (119 rooms)			119	PD 15-005 / C...	2940	Union Rd / 46 E...	Neal Patel	x plan check	!
<input checked="" type="checkbox"/>	05/01/2015	Oaks Hotel expansion (66 rooms)			66	PD 07-015	3002	Riverside Dr.	Mary Quan	x plan check	!
<input checked="" type="checkbox"/>	04/27/2015	Oaks Assisted Living (101 beds - 89,000 sf)	101 beds	89,000		PD 15-002 & C...		S. River / Seren...	Larry Werner	x plan check	!
<input checked="" type="checkbox"/>	08/26/2014	(TEX) Habitat Vine St - 9 Unit affordable	9			PD 11-002		Vine St.	Habitat	x plan check	!
<input checked="" type="checkbox"/>	01/01/2013	Marriott Residence Inn (128 rooms / 4 stories)			128	PD 13-005		South Vine St.	Steve Sahadi	x plan check	!
<input checked="" type="checkbox"/>	01/24/2004	Sensario Gardens - Entrada			280	PD 01-025		46 East	Ken Hunter	x plan check	!
Permit Status: y construction: 14 item(s), 2 unread											
<input checked="" type="checkbox"/>	01/31/2017	Southgate Center (Paris Precision) building and site modifications to acc...				PD 98-004 Am...	1650	Ramada Drive	Nancy Hubbard	y construction	!
<input checked="" type="checkbox"/>	11/16/2016	Firestone Coldblock 4 (10,000 sf with 12 70-ft tall tanks) / Wastewater Tr...		10,000		PD 12-006 (am...		Ramada Dr.	Firestone Walker	y construction	!
<input checked="" type="checkbox"/>	10/13/2016	Firestone Warehouse DP amendment (59,000 sf beer storage warehous...		59,000		AMD-PD 12-006		Ramada Dr	Kyle Harris	y construction	!
<input checked="" type="checkbox"/>	10/07/2016	Centennial City Solar Project				CUP 16-004		Centennial Park	Pete Rodriguez	y construction	!
<input checked="" type="checkbox"/>	10/07/2016	Sherwood City Solar Project				CUP 16-005		Sherwood Park	Pete Rodriguez	y construction	!
<input checked="" type="checkbox"/>	09/23/2016	Tentative Tract Map 3098 (9-lot residential map)	9			TR 3098 / PD 1...		Union Road & P...	Andrew Berry	y construction	!
<input checked="" type="checkbox"/>	09/20/2016	Pappy McGregor Expansion (banquet room on Railroad Ave.)		1500		SP 16-022	1122	Pine St.	Donovan Schmit	y construction	!
<input checked="" type="checkbox"/>	09/06/2016	6th / Spring st new retail building + relocation		4600		SP 16-020		SW Spring Stre...	Larry Gabriel	y construction	!
<input checked="" type="checkbox"/>	05/06/2016	Cava Robles RV Resort		12,000	332 RV spa...	SP 16-002		Golden Hill Road	Christy Gabler	y construction	!
<input checked="" type="checkbox"/>	05/05/2016	Webb Apartments - 10 Unit Apartment Bldg and request to remove 2 Oa...	10			PD 16-001		36th / Oak SE c...	Warren Hamrick	y construction	!
<input checked="" type="checkbox"/>	03/24/2016	Alder Creek Apartments (16 units)	16			GPA 15-003		Niblick Rd & Nic...	Larry Werner	y construction	!
<input checked="" type="checkbox"/>	02/09/2016	North Vine Apartments (8 units)	8			SP 14-009		North Vine	Sunderland	y construction	!
<input checked="" type="checkbox"/>	01/14/2014	Oxford Suite Hotel (127 rooms / 5 story)		69,209	127	PD 13-003		4th / Pine St.	Matt Androx	y construction	!
<input checked="" type="checkbox"/>	09/25/2012	Arjun (Blue Oaks ) Apartments (142 mfr units)	142			PD 12-005		Experimental St...	MBK Homes	y construction	!

# Attachment 2

## RESOLUTION NO. 18-XXX

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING A BUDGET ADJUSTMENT FOR EXTERNAL PLAN CHECK FOR FISCAL YEAR 17/18

WHEREAS, On June 21, 2016, City Council adopted Resolution 16-087 approving the Fiscal Year 2017/2018 Budget (FY 17/ 18), which allocates \$170,000 for External Plan Check Services; and

WHEREAS, External Plan Check costs are passed through to applicants for Building Permits; and

WHEREAS, Demand for Plan Check Services increased in 2017 and is expected to continue to rise in 2018; and

WHEREAS, Funds budgeted for External Plan Check with FY 17/18 are expected to be exhausted in early 2018; and

WHEREAS, The External Plan Check Budget needs to be increased to \$280,000 to accommodate anticipated demand through the remainder of the fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The proposed amendments to the FY 2017-18 External Plan Check Budget, increasing the budget amount to \$280,000 hereby approved.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16<sup>th</sup> day of January 2018 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Steven W. Martin, Mayor

ATTEST:

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Kristen L. Buxkemper, Deputy City Clerk