

RESOLUTION NO. 11-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES ADOPTING THE UPTOWN/TOWN CENTRE SPECIFIC PLAN

WHEREAS, the Land Use Element of the City's General Plan contains the following policy statements:

- Maintain/enhance the City's image/identity (Goal LU-2);
- Promote architectural and design excellence by imposing stringent design and construction standards (Policy LU-2B);
- Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced (Action Item 2 supporting Policy LU-2B);
- Continue to enhance the downtown as a priority (Action Item 4 supporting Policy LU-2B);
- Strive to maintain and create livable, vibrant neighborhoods and districts with:
 - Attractive streetscapes;
 - A pedestrian friendly setting;
 - Coordinated site design, architecture, and amenities;
 - Adequate public and private spaces; and,
 - A recognizable and high quality design aesthetic (Policy LU-2D);
- Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region. (Policy LU-2H);
- Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance. (Action Item 1 supporting Policy LU-2H);
- Promote a vibrant Downtown using the following methods:
 - Implement the City's Economic Development Strategy.
 - Continue to support Main Street and Chamber of Commerce efforts to use media, publications and technology to encourage retailers and entrepreneurs to locate and build in downtown.
 - Encourage Main Street to recruit specialty stores to the Downtown;
 - Promote special events in the downtown developed by the City, Farmer's Market, Main Street, Chamber of Commerce and other community groups.
 - Accommodate and encourage special festivals and events, and public art in the Downtown area. (Action Item 2 supporting Policy LU-2H); and

WHEREAS, the Economic Strategy adopted by the City Council in 2006 contains the following policy statements:

- Improve quality of place to attract investment and knowledge workers;
- Maintain safe, healthy and attractive physical environment;
- Establish cohesive, compact and livable community for individuals and families;
- Improve overall quality of built form (design/architecture);
- Develop distinctive design standards and invest in design excellence to:
 - Create inspiring and memorable places;
 - Emphasize the appearance and qualities of the public realm;
 - Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
 - Encourage adaptive reuse of historic buildings;
 - Develop and implement form based code and architectural design standards.
- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Prepare road, utility, and communications infrastructure to facilitate private investment;

- Increase labor force resident in the City.
- Preserve energy and natural resources.
- Expand and diversify hotel products, including end destination full-service resorts; and

WHEREAS, to implement the policy statements set forth in the Land Use Element and the Economic Strategy, the City has initiated the preparation of the Uptown/Town Centre Specific Plan to establish a vision for the continued development and redevelopment of an 1,100 acre area generally bounded by 1st Street on the South, 38th Street and the Paso Robles Hot Springs property on the North, the Salinas River on the east, and those properties fronting the west side of Vine Street on the West as shown in the map attached as Exhibit A of this resolution; and

WHEREAS, the Uptown/Town Centre Specific Plan was prepared to conform to the requirements of Section 65451 of the California Government Code, which specifies that specific plans must contain: text and one or more diagrams that specify the distribution, location, and extent of land uses and infrastructure; standards and criteria by which development will proceed; and a program of implementation measures; and

WHEREAS, Section 65454 of the California Government Code provides that Specific Plans shall be consistent with the General Plan; and

WHEREAS, the Uptown/Town Centre Specific Plan: recommends changes to the base land overlay and use categories affecting several properties; would accommodate the addition of 660 more dwelling units than the population planning threshold in the current General Plan would accommodate; and proposes to add public parks and trails to the list contained in Table PR-1 of the Parks and Recreation Element, thereby necessitating adoption of a General Plan Amendment in conjunction with adoption of the Specific Plan; and

WHEREAS, Chapter 5 of the Uptown/Town Centre Specific Plan includes a provision that calls for the City to annually monitor residential growth within the Uptown/Town Centre Specific Plan Area and to develop and institute growth management measures to ensure that the number of dwelling units developed within the Uptown/Town Centre Specific Plan Area remains within the limits established by the General Plan; and

WHEREAS, General Plan Amendment 2011-001 was prepared to address the changes in base and overlay land use categories, include a statement that development in the Uptown/Town Centre Specific Plan Area shall not allow construction of dwelling units that would cause the population planning threshold established by Resolution 03-232, which adopted the General Plan, to be exceeded, and to revise Table PR-1 to add the proposed parks and trail facilities; and

WHEREAS, Chapter 5 of the Uptown/Town Centre Specific Plan proposes a form-based zoning code that will supplement and supersede many zoning regulations within the Uptown/Town Centre Specific Plan Area; and

WHEREAS, Code Amendment 11-001 was prepared to adopt Chapter 5 of the Uptown/Town Centre Specific Plan and to make other necessary changes to Chapters and sections of Title 21, Zoning, of the Municipal Code to eliminate conflicts between the regulations set forth in Chapter 5 and Title 21; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to describe the effects of the Uptown/Town Centre Specific Plan, General Plan Amendment 2011-001, and Code Amendment 11-001, which collectively comprise "the Project"; this EIR was circulated for public review in the manner prescribed by CEQA, and mitigation measures were identified to address any potential impacts associated with the Project; and

WHEREAS, the EIR identifies only one impact that is significant and which cannot be mitigated to a point of non-significance which is that the population projections in the Draft Specific Plan exceed the population projections used in the 2001 Air Quality Plan and those adopted by the San Luis Obispo Council of

Governments, which could result in the surpassing of the emission inventories in the Clean Air Plan, potentially affecting the attainment status of the region, and CEQA, therefore, requires preparation of an EIR and adoption of a Statement of Overriding Considerations if the Project is to be approved; and

WHEREAS, a Statement of Overriding Considerations was included within the resolution certifying the EIR; and

WHEREAS, pursuant to SB 18 (Chapter 905, Statutes of 2004), the City took the following actions relative to the Project:

- a. In November 2006 and February 2008, sent letters to those Native American Tribes identified by the Native American Heritage Commission as having an interest in protecting and/or mitigating impacts to cultural places in Paso Robles inviting them to request consultation pursuant to SB 18;
- b. In November 2006 and March 2008, received letters from the Northern Chumash Tribal Council and the Santa Ynez Band of Mission Indians stating that they would like to comment on the project as it progresses;
- c. In March 2008, received a letter from the Native American Heritage Commission stating that a record search failed to indicate the presence of Native American cultural resources in the project area;
- d. In December 2010, sent letters to those Native American Tribes identified by the Native American Heritage Commission as having an interest in protecting and/or mitigating impacts to cultural places in Paso Robles informing them of the public hearings to consider adoption of this general plan amendment and specific plan and inviting them to provide comments on the project; and

WHEREAS, in the process of preparing the Uptown/Town Centre Specific Plan, the City conducted several public workshops, including a five day charrette in May 2008; and

WHEREAS, at its meetings of January 11 and 25, 2011, the Planning Commission conducted a public hearing on the Project and on January 25, 2011, took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for the Project;
- b. Conducted a public hearing to obtain public testimony on the parts of the Project;
- c. Considered public testimony from all parties;
- d. Recommended that the City Council certify the EIR and approve the Project; and

WHEREAS, at its meetings of March 1 and May 3, 2011, the City Council conducted a public hearing on the Project and on May 3, 2011, took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for the Project;
- b. Conducted a public hearing to obtain public testimony on the Project;
- c. Based on its independent judgment, adopted a Statement of Overriding Considerations and certified an Environmental Impact Report for the Project in accordance with the California Environmental Quality Act;

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

SECTION 1: The Uptown/Town Centre Specific Plan is hereby adopted and shall consist of the Public Draft Uptown/Town Centre Specific Plan dated April 15, 2011 and incorporate the following change:

In Table 5.3-1 on Page 5:8, in the row for "Restaurants: sit down and walk up only", (a) place an asterisk next to the "P" in the T3-F column and (b) add the following text to the "Specific Use Regulations" column: "* On Spring Street corridor only".

SECTION 2: Chapter 5 of the Uptown/Town Centre Specific Plan, which contains zoning regulations that supplement and supersede many zoning regulations contained within Title 21, Zoning, of the El Paso de Robles Municipal Code, shall be adopted and amended by Ordinance.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of May 2011 by the following vote:

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

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

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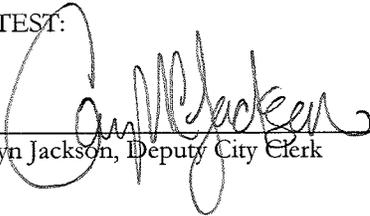
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**EXHIBIT A
RESOLUTION 11-052
APPROVING THE UPTOWN/TOWN CENTRE SPECIFIC PLAN**

