

TO: Planning Commission

FROM: Ron Whisenand, Community Development Director

SUBJECT: Uptown/Town Centre Specific Plan, General Plan Amendment 2011-001, and Code Amendment 11-001

DATE: January 11, 2011

Needs: For the Planning Commission to make a recommendation to the City Council regarding the Uptown/Town Centre Specific Plan, General Plan Amendment 2011-001, Code Amendment 11-001, and certification of an Environmental Impact Report (EIR) for these actions.

- Facts:
1. The Uptown/Town Centre Specific Plan proposes to define a vision and adopt policies, programs, a palette of public facilities and infrastructure improvements, and land use regulations for the development and redevelopment of the historic West Side of the City, generally between 1st Street on the south, 38th Street and the Hot Springs Property on the North, the Salinas River on the East, and those properties fronting on the west side of Vine Street on the west. A map of the Planning Area is attached.
 2. The General Plan and Economic Strategy contain several policies and action statements that call for a specific plan and a form-based code for this area. A listing of these policies appears in the recitals ("Whereas" statements) in the attached resolutions to approve the Specific Plan and the General Plan Amendment.
 3. A Specific Plan is a type of land use plan that is defined and regulated by Sections 65450 et seq. of the California Government Code. By law, such 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.
 4. A general plan amendment is a necessary adjunct to this specific plan for the following reasons:
 - a. To amend Land Use Element maps to
 - (1) Add the Uptown/Town Centre Specific Plan Overlay District
 - (2) Delete the Uptown Specific Plan Overlay District;
 - (3) Delete the Senior Housing Overlay District;
 - (4) Delete those portions of the Office Professional and Mixed Use Overlays located within the Uptown Specific Plan Overlay
 - (5) Reassign land use categories for some properties;
 - b. To amend Land Use Element text to:
 - (1) Delete the reference to the Oak Park Specific Plan;
 - (2) Add a reference to the Uptown/Town Centre Specific Plan;
 - (3) Add a limitation on the Uptown/Town Centre Specific Plan to limit the collective build-out potential to 989 dwelling units to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232);
 - (4) Add descriptions of the Downtown Commercial (DC), Mixed Use, 8 Units per Acre (MU-8), and Mixed Use, 12 Units per Acre (MU-12) land use categories;
 - (5) Delete the description of the Senior Housing Overlay District;
 - (6) Delete a note under the Commercial Service Land Use Category pertaining to mixed use in the area between Highway 101 and the Railroad, and between 18th and 24th Streets;

- (7) Make other minor typographical changes;
 - c. To amend Table PR-1, Parks and Recreation Facility Improvements in the Parks and Recreation Element to add parks and trails facilities recommended by the specific plan.
5. A Zoning Code amendment is a necessary adjunct to this specific plan for the following reasons:
 - a. To adopt Chapter 5 of the specific plan as the zoning code for the planning area;
 - b. To establish a chapter of the Zoning Code that sets forth the relationships between zoning regulations in specific plans and those in the Zoning Code, explaining the circumstances under which land use (zoning) regulations in specific plans supplement and/or supersede those in the Zoning Code;
 - c. To delete several chapters and sections that contain regulations that had applied in the specific plan area, but which will no longer apply;
 - d. To amend the Zoning Map to delete base and overlay districts that had applied in the specific plan area, but which no longer apply with the adoption of the specific plan.
 6. The documents and testimony to be included as part of consideration of the specific plan and its attendant general plan and zoning code amendments are:
 - a. Public Draft Specific Plan, dated 2 July 2009 (not attached to this report);
 - b. Addendum, dated October 5, 2010 (not attached to this report);
 - c. Possible Changes to Chapters 2 and 5 (attached to this report);
 - d. Final Environmental Impact Report for the project (not attached to this report);
 - e. Letters from the public (attached to this report);
 - f. Oral public testimony to be made at the public hearings.
 7. The Addendum is a list of revisions to the Public Draft that the City Council, following the public workshop on May 26, 2010, directed staff to prepare for consideration at the public hearings.
 8. The "Possible Changes to Chapters 2 and 5" are a further list of possible revisions to the Public Draft that were suggested by the City Council and Planning Commission following the public workshops on the Form-Based Code and Salinas River and items suggested by City staff to reduce the amount of change between current zoning code standards and those suggested in the Form-Based Code (Chapter 5 of the Specific Plan.)
 9. A brief chronology for this specific plan:
 - 2007: General Plan Amendment to establish Uptown Specific Plan Area;
 - 2008: Consultant was selected, workshops and charrette conducted, first administrative draft plan submitted;
 - 2009: Public review draft plan was circulated; three ad hoc committees review this draft;
 - 2010: Public workshops to consider ad hoc committee recommendations and determine the contents of the Addendum, the land use and development standards along the Paso Robles Street section of the riverfront, and the form-based code; the Draft EIR was circulated for comment.
 10. The City has conducted extensive public outreach in the preparation and review of the plan. Several public workshops and a 5 day charrette were conducted; meetings were held with stakeholders; several public workshops were conducted after the draft plan was circulated.
 11. Notice of this public hearing was published in the Tribune (1/4 page ad); a copy of this notice is attached. Letters were mailed to all owners of property within the planning area and within 300 feet of the planning area, as well as to stakeholders. A mail notice affidavit is attached.

12. Pursuant to the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (DEIR) was prepared and circulated. This type of EIR is a "Program EIR", like that prepared for the General Plan Update, which addresses the general types of impacts that development under the specific plan may cause. Specific development projects that may occur within the planning area after adoption of the plan may have to conduct additional environmental studies to focus in on the detailed impacts they may potentially create.
13. The Draft EIR identifies only one impact that is significant and which cannot be mitigated to a point of non-significance: Air Quality. The essence of the impact 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. CEQA, therefore, requires preparation of an EIR and adoption of a Statement of Overriding Considerations if the project is to be approved. A Statement of Overriding Considerations is included within the attached resolution to certify the EIR.
14. The Draft EIR notes that there are five impacts that are potentially significant, but can be reduced to a point of non-significance if the mitigation measures listed in the Mitigation Monitoring and Reporting Plan attached to the resolution certifying the EIR are implemented. The potential impacts caused by development that occurs as a result of the specific plan are summarized below. The responsibility for implementing mitigation measures would largely be on developers. Most mitigation measures are standard conditions of approval already used by the City.
 - a. Air Quality: Expose sensitive receptors to pollutants; conflict with agency (e.g. APCD) adopted plans, policies, and regulations.
 - b. Biological resources: Create adverse effects on species or plans; interfere with native or migratory species (for properties adjacent to the Salinas River).
 - c. Cultural/paleontological resources: Potential for discovery of archaeological and paleontological resources and human remains; adverse change to historical resources.
 - d. Noise: Excessive noise and vibration levels; permanent and temporary noise increase.
 - e. Transportation and Traffic: Increase in traffic. The EIR identifies two mitigation measures that would be the responsibility of the City to implement:
 - (1) Install a new traffic signal at Riverside and 10th Streets;
 - (2) Make some signal modifications to the existing light at Riverside and 13th Street.

The latter improvements will be installed as part of the Highway 101/46 Dual Left-Turn Project to commence construction in 2011. The former will be programmed to occur as the need for the signal becomes warranted. (Additional development in the Downtown envisioned by the specific plan would drive increased traffic that would indicate such a warrant.)

15. Pursuant to SB 18 (2004), the City corresponded with 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. The City notified these tribes of the availability of the draft specific plan and provided them with public notice of EIR and the public hearings on the plan.

16. Following adoption of the plan, the Consultant will prepare a final plan that incorporates all changes.

Analysis and

Conclusion: **Specific Plan**

Mandate. As noted in Fact #2, above, the General Plan and Economic Strategy contain several policies and action statements that call for a specific plan and a form-based code for this area. A listing of these policies appears in the recitals in the attached resolutions to approve the Specific Plan.

Horizon. The Specific Plan nominally has a 25 year horizon (to 2035). However, because of the cost of constructing public facilities and improvements, many of the proposals may take longer to be realized; some proposals may never prove to be financially feasible.

Priorities. The projects (public facilities and improvements), programs, and policies recommended in Chapter 2 of the specific plan need to be prioritized. The Addendum proposes a prioritization schedule with three levels: "short-term", "mid-term", and "long-term". A summary table, with all of the projects, programs, and policies, plus the two traffic mitigation measures identified by the EIR, their proposed priority and possible sources of funding is attached to this staff report. That table includes a column for AB 1600 fee funding, but no projects or programs are indicated in the table as being suggested for such funding at this time. Identification of those projects and programs to be accomplished with AB 1600 funds will be the purview of the City Council. It is suggested that the Planning Commission confirm or suggest amendments to the proposed prioritization.

Adoption Procedure. Adoption of the Specific Plan will entail adoptions of both a resolution and an ordinance. The resolution will address the vision, infrastructure standards, and implementation components of the plan as presented in Chapters 2, 3, and 4. The Form-Based Code presented in Chapter 5 is a zoning code and must be adopted by ordinance.

Riverfront Uses and Development Standards. At a public workshop held on October 26, 2010, the Planning Commission and City Council discussed options for the Salinas River frontage along properties on Paso Robles Street. The attached "Possible Changes to Chapters 2 and 5" suggests that the vision for the River, as stated in Chapter 2, be revised to:

1. Explain that the statement "new development should front the river" means that buildings should incorporate four-sided architecture and use landscaping along the river frontage, rather than requiring that front doors face the river or the Paseo.
2. State that the City will need to develop a Salinas River Master Plan in the future to plan and design future river improvements (trails and destinations) contained in this specific plan and in the "Follow the River, Follow the Dream" design workshops. The Salinas River Master Plan can also be used to prioritize future funding opportunities for public improvement.
3. Propose an option, to be discussed at the public hearings, that the Paseo that would run along the west side of the river be reduced from a vehicular street to a pedestrian/bike path. The palette of ancillary improvements (e.g. benches, lights, amphitheatre) would be the subject of the Salinas River Master Plan.

General Plan Amendment

Mandate. Fact #4, above, lists the reasons and components to the general plan amendment. State law requires that specific plans be consistent with the General Plan. The proposed changes will ensure General Plan policies are aligned with the Specific Plan vision.

New Land Use Categories. It is proposed that 3 new land use categories be created as follows:

1. Mixed Use, 8 Units per Acre (MU8): This would allow a mix of multi-family residential at 8 units per acre and offices and limited commercial such as offices, personal services, and neighborhood markets. It is generally equivalent to RMF8 with an OP or MU Overlay.
2. Mixed Use, 12 Units per Acre (MU12): This would allow a mix of multi-family residential at 12 units per acre and offices and limited commercial such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants. It is generally equivalent to RMF12 with an OP or MU Overlay.
3. Downtown Commercial (DC): This would provide a land use category for the historic downtown, which is to serve as a center for entertainment, culture, the arts, civic facilities and events, education, community, regional, and visitor-serving retail, and offices. In order to enhance the economic vibrancy of the downtown, priority for ground floor space is to be given to uses that generate a substantial amount of pedestrian traffic, such as retail, restaurants, theatres, wine-tasting, and services such as banks, realty offices, and personal services. Offices that do not generate pedestrian traffic and residential uses may be limited to occupying upper floors.

Residential Densities. The form-based code will allow development of multi-family housing at higher net densities than the existing Zoning Code would. The higher densities could be achieved by a combination of building smaller units and one-bedroom units and relaxed standards for off-street parking (no visitor spaces would be required and narrower driveways could be provided). However, on a gross acreage basis (which includes the rights-of-way of adjacent streets), the expected densities would be within the 8 and 12 units per acre specified by the General Plan.

Changes in Zoning. The Specific Plan proposes new names for the various zoning districts. In many cases, the new zones are essentially a name change (e.g. R-2 becomes T-3N, R-3 becomes T-4N, C-2 becomes TC-2, and C-3 becomes RC). For such zones, the underlying general plan land use category is unchanged. In other cases, the Specific Plan proposes to change the basic zoning and range or intensity of land use (e.g., some C-3 zoned parcels will become TC-1 or TC-2 instead of RC, some R-3 zoned parcels will become T-4F, which allows mixed use). For these cases, the underlying land use category will need to change. In some cases, properties will have more options for development than they did before; in other cases, the range of allowable uses may be more limited. An example of the latter is TC-1 Zoning, which would limit uses in the downtown basically to retail and hotels, with offices and residential on the second floor. Auto-related uses (repair, gasoline stations) and some services (e.g. appliance repair) would no longer be permitted. However, the long range economic return on investment is anticipated to be improved.

Population Planning Threshold. The General Plan provides that properties within the specific plan area could accommodate a maximum of 989 additional dwelling units (constructed after January 1, 2010) as being consistent with the 44,000 population planning threshold established by Resolution 03-232, which adopted the 2003 General Plan. The Specific Plan could accommodate up to an additional 1,649 dwelling units. In order to ensure that the Specific Plan is consistent with the General Plan, it is recommended that Chapter 5 include a policy to initiate a growth management program once the number of units added since January 1, 2010 reaches 600. It is also recommended that the text of the Land Use Element include a statement that "At no time shall the collective buildout potential of the Uptown/Town Centre Specific Plan exceed a total of 989 dwelling units constructed after January 1, 2010, to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232)."

Deletion of Senior Housing, Mixed-Use and Office Professional Overlays.

- a. The Senior Housing Overlay was established with the 2003 General Plan as a means to meet the City's obligation to provide opportunities for affordable housing as a part of its share of the Regional Housing Needs Allocation. Since creation of that overlay, the City has learned that the California Civil Code provides that the City cannot restrict occupancy of any residential complex to seniors unless the complex qualifies as a "Senior Citizen Housing Development" with a minimum of 35 dwelling units. Section 21.21.150 of the Zoning Code provides that such housing developments may be developed in any residential zone throughout the City.
- b. The Mixed Use Overlay was established with the 2003 General Plan and primarily for the same purpose as the Senior Housing Overlay: to provide additional opportunities to develop residential uses at 20 units per acre in conjunction with commercial uses. The Specific Plan provides for both mixed use in all commercial zones and a considerable amount of T-3F and T-4F zoning, which allows mixed residential and commercial use.
- c. The Office Professional (OP) Overlay was established with the 2003 General Plan to allow development of offices in residential neighborhoods occupying the equivalent of 10 blocks surrounding the Downtown. The Draft Specific Plan, Addendum, and Possible Changes to Chapters 2 and 5 collectively propose that flex zoning (T-3F and T-4F), which is the equivalent of having OP overlay, remain on 3 of these 10 blocks. The purpose underlying this change is to concentrate offices in a closer ring around the Downtown so that the Downtown has a better chance of thriving economically.

Zoning Code Amendment and Form-Based Code

Mandate. Facts #2 and 5, above, list the reasons and components to the Zoning Code Amendment. The intention of the Form-Based Code (Chapter 5 of the Specific Plan) is to replace the day-to-day zoning regulations in the existing Zoning Code. However, there are some regulations that apply city wide and some that are not used on a daily basis that the Form-Based Code will reference. Examples include sign regulations (Chapter 21.19), Floodplain Management regulations (Chapter 21.14), and development permit application processing (Chapter 21.23A). Section 5.3.E of the Form-Based Code (on Page 5:9) contain a list of those chapters and sections of the Zoning Code that will still apply within the specific plan area.

Updating the Form-Based Code. It is anticipated that the Form-Based Code will not be perfect and that adjustments/revisions will need to be made periodically. It is suggested that the City Council direct that the Form-Based Code be scheduled for periodic (e.g. semi-annual) evaluations and amendments for the first 5 years.

Item #3 in Chapter 5 of the Addendum includes direction that the Form-Based Code include a provision to authorize the Planning Commission to approve "modifications" of development regulations on a case-by case basis, in the event that compliance with the provisions of the Form-Based Code can be demonstrated to be physically infeasible for any reasonable type of development. Such modifications would require a development plan (aka "PD") application, which would require a public hearing and the making of findings. This same provision already exists in the current multi-family zoning regulations in Chapter 21.16I.

General Plan Consistency – Growth Management. As discussed in the previous section on the General Plan Amendment, it is proposed that the Form-Based Code include a provision to annually monitor growth within the planning area and initiate the formulation of a growth management program when the number of residential units completed since January 1, 2010 meets or exceeds 600 units. The program would not be executed until the total number of

units added meets or exceeds 750 units. If the General Plan and its population planning threshold, which is currently set at 44,000 population, is amended to raise the threshold, the growth management provision may no longer be necessary, and the Specific Plan could be amended to remove it. Between January 1, 1991 and December 31, 2009, a total of 182 dwelling units were built in the planning area. This is an average rate of less than 10 units per year over 19 years. It is expected that the General Plan will be updated long before the 600 additional units mark is achieved.

Mandates vs Guidelines. Section 21.16I.210 (General Architectural Requirements for Multi-Family Zones), states “The City may adopt design guidelines for multiple-family development and, as a condition of approval of a site plan or development plan, require that new construction adhere to such guidelines.” Sections 21.23B.030 and 21.23B.140 provides that the Planning Commission and Development Review Committee may require projects to be consistent with adopted design guidelines. Design guidelines are not mandatory on their face; as such, the City does have some discretion in their application. On the other hand, even though they are not mandatory, the City has authority to require development to conform to them.

The City has adopted design guidelines for multi-family residential development, industrial development, and commercial development in the Downtown (Main Street Design Guidelines). The multi-family residential development and industrial development guidelines are narrative in form, i.e., they do not include any graphics, which makes them more-difficult to interpret and apply.

The Form-Based Code will include architectural style guidelines in Section 5.5.3, and the City Council has previously directed that these guidelines are not to be mandatory. These guidelines will be graphic (i.e. include photos and drawings of acceptable architectural features), which should help developers and designers more-easily understand the types of design features that the City is seeking, thereby streamlining the permit process.

The architectural style guidelines in Section 5.5.3 show nine specific styles for residential and commercial development. Examples include Victorian, Craftsman, Spanish Revival, Main Street Commercial, and Warehouse Industrial. In the planning area are numerous examples of other styles of both residential and commercial that have been accepted, but which are not specifically described in the Draft Specific Plan. The “Possible Changes to Chapters 2 and 5” suggests that alternative language that clarifies the intent that the section on architectural styles is to be “guidelines”. It also suggests that the City prepare an appendix to the specific plan that shows photographs, and possibly drawings and explanatory text, of other architectural styles for existing buildings in the City that would be complementary with the nine styles described in Section 5.5.3.

Regulating Plan (Zoning Map) - Suggested Changes. Item #5 in Chapter 5 of the Addendum proposes 12 changes to the Regulating Plan. These changes are shown in the attached maps entitled “Changes to the Regulating Plan Listed in the Addendum”. Beyond these proposed changes, the attached “Possible Changes to Chapters 2 and 5” suggests that one of the 12 map changes be reconsidered (i.e. deleted) and 3 other map changes be considered. These additional items are discussed in the attachment.

Suggested Changes to Development Regulations. Since the May 2010 workshop at which the Addendum items were set, the City Council, Planning Commission, and staff have noted other provisions of the Form-Based Code that need revision. These are listed in the attached “Possible Changes to Chapters 2 and 5. A brief summary of the changes follows.

- Amend Table 5.3-1 to expand the range of permitted and conditional uses in various zones.

- Revise interior side yard setbacks in residential zones to allow 5 feet for 2 story buildings on lots that are 50 feet or less in width. (This is the current zoning standard; the proposed 8 foot setback for 2 stories would be too limiting for 50 foot wide lots.)
- Revise height limits in the T-4N and T-4F Zones to allow 3 story buildings. (The City allowed 3 story buildings at Oak Park, which would be in the T-4N Zone.)
- Add an exception/footnote to provide that the DRC and Planning Commission may allow exemption from the frontage types in the RC Zone for properties located on Paso Robles Street and on Riverside Avenue, north of Black Oak Drive.
- Provide an exception in the TC-2 and RC zones to allow parking to be placed within the 50% of lot depth from the primary street provided that buildings conform to the setback standards. (This would allow parking lots to be placed alongside buildings in these zones.)
- Decrease the street side setback for parking lots from 40 feet to 10 feet.
- Delete the requirement in the architectural standards for stacked dwellings that would limit each dwelling unit to having only one side “exposed to outdoors”.
- Section 5.5.2 – Frontage Types: The City’s Building Official has advised that the California Building Code provides that neither habitable space nor pillars may occupy any portion of the public right-of-way, including sidewalks. Essentially, the entire footprint of buildings with a gallery or arcade frontage must be on private property. Therefore, the drawings for gallery and arcade frontages on Pages 5:44 and 5:58 need to be revised to show the correct position of the right-of-way.
- Enhance the open space requirements for buildings (in Sections 5.5.1.A – 5.5.1.N) with the following:
 - a. Open space may be private (balcony or fenced patio or yard) or shared among residents of all units on a property.
 - b. Open space must be “usable” by all residents for active recreation purposes. Maximum slope for open space: 10 percent. Open space cannot include parking areas.
 - c. On properties proposed for mixed use with second (and/or third floor dwelling units), the minimum amount of open space may be reduced to 80 square feet per unit. If provided in a balcony, the minimum dimensions for a balcony shall be 5 feet by 8 feet;
 - d. Minimum dimensions for private ground floor open space (patio or enclosed yard): 8 ft by 10 ft;
 - e. Minimum dimensions for shared open space: 15 feet by 15 feet.
- Revise Section 5.7.2, Parking Standards, to:
 - a. Allow tandem parking for offices (in addition to restaurants). This would facilitate development of mixed use in the T-3F and T-4F Zones.
 - b. Provide for “shared” parking, allowing commercial and residential uses in mixed use buildings to share parking spaces, in the same ratio provided under the current Zoning Code (66%). This would facilitate development of mixed use.
 - c. Transfer the regulations for parking in the Downtown from Section 21.22.035 to the Specific Plan.

- Add Section 5.7.7 to encourage the use of solar panels for generation of electricity and water heating.

Written Requests for Changes to the Specific Plan

1. Paul Viborg, letter dated November 11, 2010:
 - a. Requests that the Hayward Lumber property be allowed to be used for building materials sales, manufacturing, assembly, and processing.
 - b. Requests that the plan not provide for parks, walkways, or an amphitheatre along the rear of properties that front on the east side of Paso Robles Street, as this area is an industrial area and any such facilities or site planning/architectural treatments to front these facilities would constitute a "taking".
 - c. Is concerned that architectural and site planning standards for commercial light industrial use would make any redevelopment on three of his properties along Riverside Avenue (Scandia Square, the building immediately north of Scandia Square, and an industrial building on the south side of 18th Street adjacent to the railroad) infeasible.

With regard to the above:

- a. The Hayward Lumber site is proposed to be zoned TC-1, a downtown commercial zone that is limited to hotels, retail, and upper floor offices and residences. This was done to facilitate expansion of the Downtown to the south. A less-restrictive zoning district such as TC-2 or RC could allow establishment of a new use that would hinder that objective. The existing building materials sales is a non-conforming use. A building materials sales business could re-occupy the site. Alternatively, the form-based code would include the existing Zoning Code's provision that would allow replacement of a non-conforming use with another non-conforming use of equal or lesser intensity, subject to a conditional use permit.
 - b. As discussed previously in this report, development standards for properties on Paso Robles Street, would still call for four-sided architecture and landscaping for any outdoor storage or parking areas along the river; additionally, buildings would not be required to front the river. It is proposed that the Paseo be reduced to a pedestrian/bicycle path, and that the scope of improvements be addressed at a future time with the preparation of a Salinas River Master Plan.
 - c. There are physical circumstances affecting the three properties, which could make strict adherence to some of the form-based code's development standards impractical. As discussed previously in this report, it is proposed that the form-based code include a provision to allow flexibility in application of standards.
2. Paul Viborg, letter dated December 14, 2010: Requests that all of his properties on Paso Robles Street be zoned RC (Riverside Corridor) rather than split-zoned RC (along Paso Robles Street) and OS (Open Space).

The zoning district boundaries shown on the Regulating Plan follow parcel lines on the alignment of Garden Street, a paper street about 300 feet east of Paso Robles Street. FEMA's Flood Maps show that the floodway boundary generally follows the alignment of Garden Street. Therefore, even if commercial zoning extended to the centerline of the river, the area east of Garden Street is not usable or developable, and might as well be zoned OS.

3. Salmanzadeh/Woodworth, letter dated December 20, 2010: This letter objects to several plan proposals that would affect the Salmanzadeh's properties (2738 Park Street and the Hot Springs property), but offers possible solutions of entering into agreements with the City regarding easements for bike paths, trails, and hot springs interpretive center. That is actually one of the objectives of the specific plan, to propose improvements that will take cooperation between the City and property owners at such time that there might be financing to pursue such amenities.

The letter objects to the proposed Open Space (OS) Zoning, preferring the existing Parks and Open Space (POS) or Riverside Corridor (RC) Zoning. The Proposed Changes to Chapters 2 and 5 suggest amending the zoning matrix to allow hot springs resorts as subject to a conditional use permit in OS Zone (as it presently is allowed in the POS Zone).

The letter also requests that the City take action to "properly terminate" Riverside Avenue (presumably where it ends on the south side of Highway 101) to prevent traffic from driving further north, under Highway 101 to the Hot Springs Property. This request would be an action for the City Council to budget.

Order of Business for Discussion and Recommendation

There are a lot of issues to be discussed in reviewing and making recommendations to the City Council on the specific plan, general plan amendment, and code amendment. It is suggested that the Planning Commission undertake these tasks in the following order:

- A. Specific Plan
 1. Priorities for Projects, Programs, and Policies - Priorities Summary
 2. Riverfront Vision and Standards – Changes to Chapter 2
 3. Other matters from Chapters 1 -4 that Commissioners may wish to discuss
- B. Form-Based Code (Chapter 5)
 1. Changes to Regulating Plan (Zoning Map) – Possible Changes to Chapter 5
 2. Other changes to the map that the Commission may recommend
 3. Changes to Zoning Standards – Possible Changes to Chapter 5
 4. Other matters from Chapter 5 that Commissioners may wish to discuss
- C. General Plan Amendment

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

Fiscal

Impact: The primary purpose of the Uptown/Town Centre Specific Plan is to establish a vision, policies, and standards for development and redevelopment of the historic West Side so that the City might continue to attract investment in high quality development, which will, in the long term, reap increased property tax, sales tax, and transient oriented tax revenues to the City. To pursue this end, the City has invested a little more than \$1.5 million in Redevelopment Funds (regular and housing) for consultant services and a considerable amount of City Council, Planning Commission, and staff time.

The plan recommends a palette of improvements to public facilities and infrastructure to help catalyze the vision. The expectation of the plan is that it will be implemented over 25 to 50 or more years, and that investment in public facilities and infrastructure will occur incrementally as funds are or become available. Some improvements may be accomplished with AB 1600 fees, but

many may be accomplished with grants that would be facilitated via the adoption of a specific plan that documents the need and benefits of improvements.

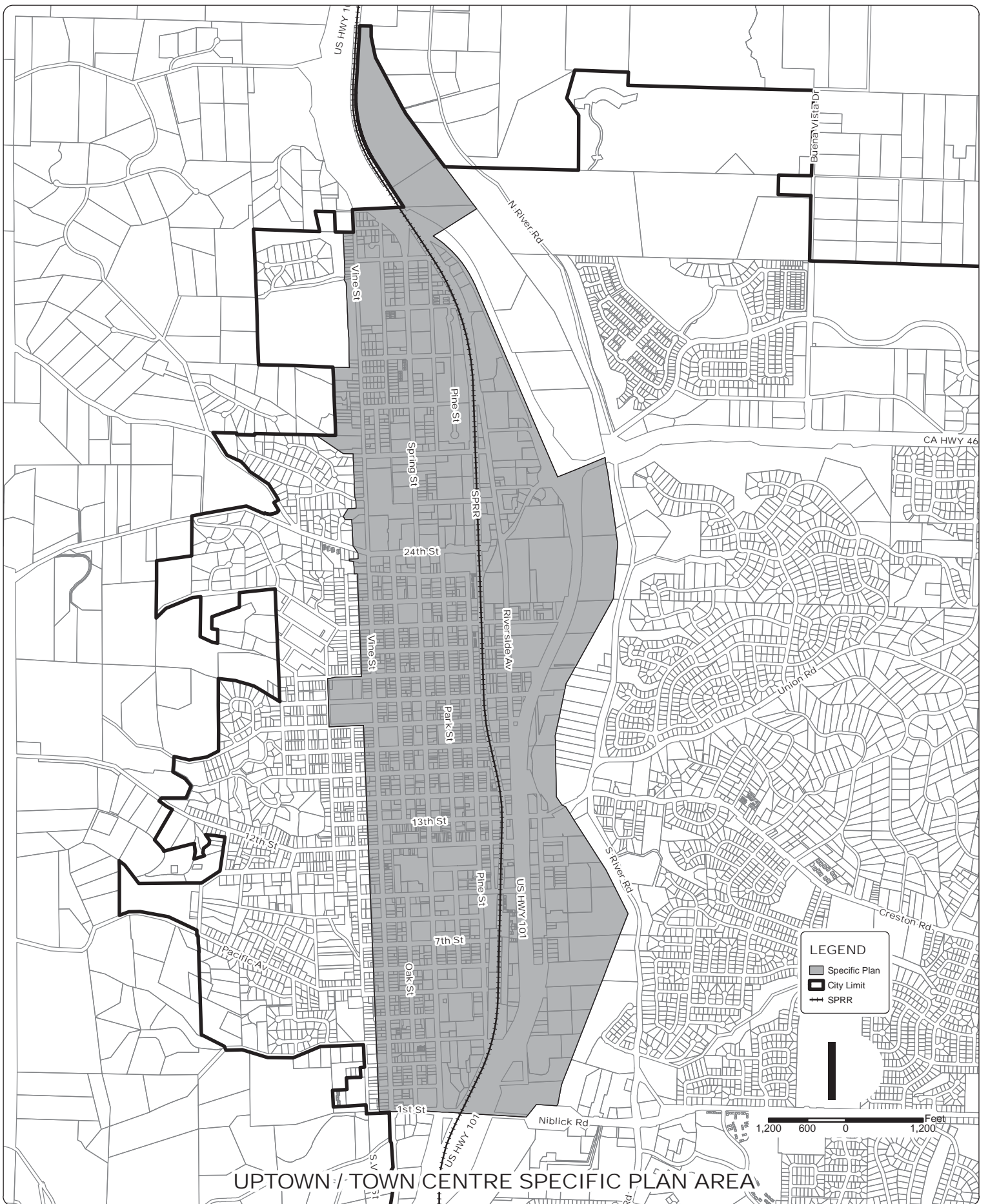
The EIR identifies only two mitigation measures that are public facilities: a new traffic signal at Riverside and 10th Streets and some signal modifications to the existing light at Riverside and 13th Street. The latter improvements will be installed as part of the Highway 101/46 Dual Left-Turn Project to commence construction in 2011. The former will be programmed to occur as the need for the signal becomes warranted. (Additional development in the Downtown envisioned by the specific plan would create increased traffic that would indicate such a warrant.)

Options: That the Planning Commission recommend that the City Council approve one of the following sets of options:

- a. (1) Adopt the attached Resolution Certifying the Environmental Impact Report and Adopting a Statement of Overriding Considerations;
- (2) Adopt the attached Resolution Adopting General Plan Amendment 2011-001;
- (3) Adopt the attached Resolution Adopting the Uptown/Town Centre Specific Plan, subject to revisions outlined in the attached Addendum and Changes to Chapters 2 and 5;
- (4) Adopt the attached Ordinance Approving Code Amendment 11-001.
- (5) By minute action, direct staff to schedule the Form-Based Code for biannual review (i.e., every 6 months) and amendment, if necessary.
- (6) By minute action, direct staff to initiate the preparation of an appendix to the Specific Plan to describe architectural styles that are complementary to the nine styles listed in Section 5.5.3.
- b. Amend, modify, or reject the above options.

ATTACHMENTS:

1. Map of the Uptown/Town Centre Specific Plan Area
2. Resolution Certifying the EIR and Adopting a Statement of Overriding Considerations
3. Resolution Adopting General Plan Amendment 2011-001
4. Resolution Adopting the Uptown/Town Centre Specific Plan
5. Ordinance Approving Code Amendment 11-001
6. Changes to the Regulating Plan Listed in the Addendum
7. Possible Changes to Chapters 2 and 5
8. Priorities Summary
9. Letters from:
 - a. Paul Viborg, dated November 11, 2010
 - b. Paul Viborg, dated December 14, 2010
 - c. Salmanzadeh/Woodworth, dated December 20, 2010
10. Newspaper and Mail Affidavits



RESOLUTION NO. 11-XXX
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
MAKING FINDINGS, ADOPTING STATEMENT OF OVERRIDING CONSIDERATIONS, AND
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE ADOPTION OF THE UPTOWN/TOWN CENTRE SPECIFIC PLAN, GENERAL PLAN
AMENDMENT 2011-001, AND CODE AMENDMENT 11-001

WHEREAS, an Environmental Impact Report (EIR) was prepared for the preparation of the Uptown/Town Centre Specific Plan to establish a vision and development regulations 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; and

WHEREAS, the EIR also addressed the potential environmental impacts associated with General Plan Amendment 2011-001 and Zoning Code Amendment 11-001, which were necessary actions to support the Uptown/Town Centre Specific Plan, which collectively comprise "the Project"; and

WHEREAS, a Draft EIR was circulated for public review beginning July 2, 2010 and ending on August 16, 2010, and a public meeting at which interested persons could make oral comments on the Draft EIR was conducted on August 10, 2010 during a regular meeting of the Planning Commission; and

WHEREAS, a Final EIR was prepared to respond to comments made on the Draft EIR during the public review period; and

WHEREAS, the Final EIR was considered by the Planning Commission at a public hearing on the Project, as part of its recommendation to the City Council on these activities; and

WHEREAS, the EIR was considered by the City Council after extensive review by City staff and other agencies on February 15, 2011, and with the comments of the Planning Commission and concerned public; and

WHEREAS, the potential environmental impacts of the project have been evaluated in accordance with the California Environmental Quality Act (CEQA) and the City's Rules and Procedures for Implementation of CEQA; and

WHEREAS, the City Council has duly considered all evidence, including the testimony of interested parties and the recommendations made by the Planning Commission;

BE IT RESOLVED by the City Council as follows:

SECTION 1. Environmental Determination. The City Council hereby certifies that the Final EIR adequately identifies the Project's potentially significant impacts, alternatives to the proposed Project, and recommended mitigation measures.

SECTION 2. Final EIR Findings and Statement of Overriding Considerations. Based upon all the evidence, the City Council makes the following findings and statement of overriding considerations in certifying the Final EIR:

SECTION 2. Final EIR Findings and Statement of Overriding Considerations. Based upon all the evidence, the City Council makes the following findings and statement of overriding considerations in certifying the Final EIR:

1. The Final EIR has been completed in compliance with CEQA and was considered by the City prior to any approvals of the Project.
2. The Final EIR reflects the independent judgment of the City
3. For each significant effect identified in the Final EIR under the categories of Air Quality (with respect to exposure of sensitive receptors to pollutants and conflicts with agency plans, policies, and regulations), Biological Resources, Cultural Resources, Noise, and Transportation and Traffic, the approved mitigation measures contained in the Final EIR will avoid or substantially lessen the identified adverse environmental impacts of the Project to a level where they are not significant and have been incorporated into the Project.
4. The significant effects identified in the Air Quality section of the EIR related to an increase in population that exceeds the population forecast in the San Luis Obispo Council of Governments (SLOCOG) 2005 Regional Transportation Plan (RTP) will not be fully mitigated to a degree where they are not significant with the incorporation of all of the identified mitigation measures contained in the Final EIR. However, the City Council finds that the adverse environmental effects are acceptable and makes a statement of overriding considerations for those significant and unavoidable environmental impacts because:
 - SLOCOG is preparing the 2010 RTP, which recognizes the need to make available an adequate housing supply, including new residential opportunities. The 2010 RTP will also account for the updated population projections in the City's 2003 General Plan. Therefore, the population forecast for the City in 2025 could be higher in the 2010 RTP than what was projected in the 2005 RTP. In addition, the San Luis Obispo County Air Pollution Control District (SLOCAPCD) is developing the 2011 Clean Air Plan, which would take into account the population projection contained in the City's 2003 General Plan and the 2010 RTP (to the extent that SLOCOG's data is made available to the SLOCAPCD). Therefore, the Uptown/Town Centre Specific Plan would likely be consistent with the forthcoming 2011 Clean Air Plan.
5. The City Council has identified the following overriding economic, social, and other public benefits of the project, which are additional reasons that the significant and unavoidable impacts identified in the Final EIR can be found acceptable, and hereby adopts them as a statement of overriding considerations:
 - a. The EIR identifies beneficial impacts of the Project from restoration of habitat in the Salinas River (Biological Resources), improvements to stormwater drainage and water

quality violations (Hydrology and Water Quality, Utilities – Wastewater)), and implementing alternative transportation plans (Traffic and Transportation).

- b. The Project implements goals set forth in the General Plan for the project area. The development standards included in the Specific Plan will ensure that future growth under the General Plan will be developed sustainably.
 - c. Under the specific plan, the Uptown and Town Centre areas will be developed as pedestrian-friendly, mixed-use neighborhoods, districts, and corridors.
 - d. New development will be accommodated while preserving significant historical resources, enhancing open space, and enhancing livability and quality of life.
 - e. The Project includes improvements to the roadway system in the western portion of the City needed to accommodate expected future increases in traffic.
 - f. The Project includes improvements to transportation facilities in the project area that will likely increase the use of nonvehicular modes of travel, including public transit, bicycles, and walking.
 - g. The Project provides for infill development, which reduces the need for extension of infrastructure into currently undeveloped and unserved areas.
 - h. The Project would result in economic benefit to the City by increasing commercial development, and locating such development near existing and future housing.
6. The Mitigation Monitoring Program, attached as Exhibit A to this resolution, has been reviewed by the City Council in conjunction with its review of the final EIR, and shall be carried out by the responsible parties by the identified deadlines.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of February, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type: Project, ongoing, cumulative
 Monitoring Department or Agency: Department or Agency responsible for monitoring a particular mitigation measure
 Shown on Plans: When a mitigation measure is shown on the plans, this column will be initialed and dated.
 Verified Implementation: When a mitigation measure has been implemented, this column will be initialed and dated.
 Remarks: Area for describing status of ongoing mitigation measure, or for other information.

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.2-1 In accordance with CARB recommendations, development of sensitive land uses within the specific plan area shall be minimized, where possible, within 500 feet of US Highway 101, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day, where feasible. Where this is not possible, development of sensitive land uses shall include project features that minimize the health impacts associated with freeways and heavily traveled roadways, as feasible. These measures include installing passive electrostatic filtering systems, changing the location of building air intakes, ensuring that windows nearest to the freeway or major roadway do not open to reduce particulate matter exposure, and other appropriate measures.</p>	Project	Community Development	N/A		
<p>6.3-1 Prior to approval of any development entitlements within the Salinas River subarea, surveys shall be conducted to determine the potential for occurrence of any of the species described in Tables 1 and 2 as having potential to occur within the Specific Plan area. If it is determined that special-status species may be present within areas to be disturbed by proposed development activities, a strategy for</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>relocation, avoidance, or restoration of the affected populations or individuals must be developed and followed, as determined to be appropriate by the permitting authority.</p> <p>6.3-2 Prior to approval of any development entitlements within the Specific Plan area that would allow development within 300 feet of the Salinas River, as measured from the nearest riparian vegetation, surveys shall be conducted to determine the potential for occurrence of nesting birds. Active nests of native bird species are protected by the Migratory Bird Treaty Act (16 U.S.C. 704) and the California Fish and Game Code (Section 3503). If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds (e.g., Coopers hawks or hummingbirds) and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. To determine the presence/absence of active nests, pre-construction nesting bird surveys shall be conducted weekly beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.</p> <p>Surveys shall include an examination of trees, shrubs, and the ground for nesting birds. Protected bird nests that are found within or adjacent to the construction zone shall be protected by a buffer deemed suitable by a qualified biologist, and verified by the California Department of Fish and Game. Typically, a 300-foot buffer is required for most species and a 500-foot buffer for raptor species. Buffer areas shall be delineated with orange construction</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone shall be verified by a qualified biologist prior to initiation of construction activities. The buffer zone shall remain intact and maintained while the nest is active (i.e., occupied or being constructed by the adults bird(s)) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist.</p>					
<p>6.3-3 Access to the Salinas River subarea for hiking and biking shall be limited to the trail system, exclusively.</p> <ul style="list-style-type: none"> • The River trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. • Signs shall be installed indicating that no pets of any kind will be allowed within the Salinas River subarea, with the exception that horses and leashed dogs are permitted on established trails, shall be posted along the trail system. • No hunting, fishing, or off-trail bike riding shall be permitted. • The trail system shall be designed and constructed to minimize impacts on native habitats. • Roads and bridges that cross the Salinas River subarea shall have adequate barriers at their perimeters to discourage access to the River adjacent to the structures. 	Ongoing	Community Development	N/A		
<p>6.3-4 Turbidity in stormwater runoff will be controlled through implementation of a Construction Stormwater Pollution Prevention Plan (SWPPP).</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.4-1 In the event that previously unknown paleontological resources are encountered during excavation and/or construction activities, the City of El Paso de Robles shall be notified immediately and work within 100 feet of the find shall stop to allow a certified paleontologist to evaluate and appropriately remove the find for preservation, identification, analysis and the eventual storage of paleontological resources found during excavation and/or construction activities.</p>	Project	Community Development	N/A		
<p>6.4-2 Archaeological resources shall be avoided, or unavoidable disturbance shall be mitigated through data recovery, documentation, analysis, and curation. Archaeological treatment plans shall be developed and implemented, as applicable. All materials and records resulting from implementation of the archaeological treatment plans shall be curated in accordance with 36 Code of Federal Regulations, Part 79 (Curation of Federally Owned and Administered Archaeological Collections).</p>	Project	Community Development	N/A		
<p>6.4-3 If archaeological resources are uncovered on the project site during excavation, the developer must notify the City of Paso Robles immediately and work must stop within a 100-foot radius until a qualified archeologist (one who meets the Secretary of the Interior's guidelines and is listed in the Register of Professional Archeologists) has evaluated the find. Construction activity may continue unimpeded on other portions of the project site. If the find is determined by the qualified archeologist to be a unique archeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code. If the find is determined not to be a unique archeological resource, no further action is necessary and construction may continue.</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.4-4 If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the San Luis Obispo County Coroner's Office shall be notified, as prescribed in Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the State CEQA Guidelines. City of El Paso de Robles shall follow all guidelines outlined in Public Resources Code Section 5097.98 and Section 5097.94(k).</p>	Project	Community Development	N/A		
<p>6.4-5 If a cultural resource is to be demolished, it shall be photographed according to Historic American Building Survey (HABS) Level 1 standards for photography prior to demolition. Views shall include all exterior elevations for each building, important interior features, key spatial relationships among buildings, and exterior hardscape features. The negatives and archival quality prints of this documentation shall be donated to an appropriate repository, such as the Paso Robles Historical Society or the Paso Robles Public Library.</p>	Project	Community Development	N/A		
<p>6.4-6 Any individual project with the potential to impact a cultural resource shall follow the Secretary of the Interior's Standards and have specifications for the treatment of character-defining features. The specifications should include (but are not limited to) sections for treatment of historic fabric; quality control; substitution procedures; demolition; selective removal and storage of historic materials; protection, patching, and cleaning; determination of repair options and potential replacement of severely deteriorated features. Materials conservation plans should be incorporated into the plans and specifications as necessary.</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.4-7 Original character-defining features of a cultural resource shall be retained and rehabilitated according to the Secretary of the Interior's Standards in order to ensure that all remaining historic fabric is appropriately treated and returned to its original appearance wherever possible. Regarding proposed activities at City Park, the Paso Robles Event Center and the Pioneer Museum, the individual components of each site shall be studied and character-defining features of each site shall be identified.</p>	Project	Community Development	N/A		
<p>6.4-8 Any individual project with the potential to impact a cultural resource shall conform to applicable local design guidelines for historical structures. Existing local design guidelines shall be reviewed to incorporate concepts, definitions, and guidelines outlined in the Secretary of Interior's Standards for the Treatment of Historic Properties. All guidelines shall serve to protect historic resources, while also allowing for compatible new construction that is distinguishable from the existing fabric.</p>	Project	Community Development	N/A		
<p>6.4-9 Any rehabilitation of a cultural resource shall utilize the State Historical Building Code as appropriate.</p>	Project	Community Development	N/A		
<p>6.4-10 When necessary, a structural engineer with qualifications in historic preservation shall be consulted and provide written review and monitoring for engineering, construction of shoring, and building protection to assure the retention of the historic integrity of a cultural resource during construction adjacent to it.</p>	Project	Public Works: Building Division	N/A		
<p>6.4-11 When determined to be necessary by the Community Development Director, the project team shall include a historic preservation professional to be responsible for construction monitoring. This professional shall meet the Secretary of the Interior's professional qualifications standards for a historic architect.</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.4-12 The feasibility of relocating a cultural resource shall be considered in lieu of demolition. The Paso Robles Municipal Code allows for the relocation of buildings. Circumstances in which relocation of a cultural resource is appropriate shall be explored, and criteria and incentives for this type of redevelopment shall be developed. Attention shall be paid to the preservation of streetscapes and existing groupings. In particular, residential buildings along Spring Street, and South of 10th Street east of Spring, should be considered for relocation into adjacent residential neighborhoods.</p>	Project	Community Development	N/A		
<p>6.4-13 Properties not previously evaluated shall be assessed using the registration requirements outlined in the citywide historic context statement.</p>	Project	Community Development	N/A		
<p>6.10-1 New development shall reduce indoor and outdoor noise levels resulting from the railroad line by including noise mitigation techniques in design and during construction of neighborhood layout. Noise levels for outdoor use areas shall be reduced to 65 dB or less and indoor noise levels to 45 dB in the Specific Plan land use along the railroad tracks. Measures that may be employed include, but are not limited to:</p> <ul style="list-style-type: none"> • Providing a buffer, of approximately 140 feet wide between the centerline of the tracks and the boundary of the new introduced Specific Plan land use. This buffer may be part of the linear park/floodable terrace for stormwater detention. The buffer will reduce sound levels to approximately 65 dB for outdoor areas under future railroad conditions. • Where the buffer is not adequate, a combination of low berm and sound wall may be constructed between the railroad line and introduced land use. Sound walls must be high enough to interrupt the line of sight to noise-sensitive uses. 	Project	Public Works: Building Division	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<ul style="list-style-type: none"> Building materials and architectural design features, such as installation of noise-insulating windows, the provision of mechanical ventilation or air conditioning to allow for windows to remain closed, may be used to reduce interior noise levels. Land uses near the railroad tracks should be oriented away from the railroad. As much as is feasible, windows should also face away from the railroad tracks. Balconies, if included, should also face away from the railroad tracks. Useable backyards should have fencing or orientation such that the line-of-sight to the railroad tracks is blocked. In developments with parking lots, the parking lots should be placed between the land use and the railroad tracks to provide additional buffer. 					
<p>6.10-2 Where determined to be necessary by the Community Development Department, parking lots constructed as part of individual projects developed within the Specific Plan shall be designed to use buildings or sound walls to break the line of sight between residential or other sensitive land uses and parking areas. Acoustical analysis shall be performed to demonstrate that the parking lots do not result in noise levels that exceed City standards at nearby residential or other sensitive land uses property lines. These components shall be incorporated into the plans to be submitted by the individual project applicants to the City of Paso Robles for review and approval prior to the issuance of building permits</p>	Project	Community Development	N/A		
<p>6.10-3 Where determined to be necessary by the Community Development Department, loading docks constructed as part of individual project developed within the Specific Plan shall be designed to have either a depressed (i.e., below grade) loading dock area; an internal bay; or wall to break the line of sight between residential or other sensitive</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>land uses sand loading operations. Acoustical analysis shall be performed to demonstrate that the loading docks do not result in noise levels that exceed City standards at nearby residential or other sensitive land uses property lines. These components shall be incorporated into the plans to be submitted by the individual project applicants to the City of Paso Robles for review and approval prior to the issuance of building permits</p>					
<p>6.10.-4 Individual projects developed as part of the Specific Plan shall minimize noise impacts from electrical and mechanical equipment, such as ventilation and air conditioning units, by locating equipment away from receptor areas, proper selection and sizing of equipment, installation of equipment with proper acoustical shielding and incorporating the use of parapets into building design.</p>	Project	Public Works: Building Division	N/A		
<p>6.10.-5 Where determined to be necessary by the Community Development Department, individual projects developed as part of the Specific Plan shall use best management practices (BMPs) to reduce vibration due to construction activities by implementing any of the following:</p> <ul style="list-style-type: none"> • Identifying all uses in the vicinity that may be adversely affected by the vibrations, including residences built in earlier phases and non-residential land uses that may contain vibration-sensitive equipment; • Installing seismographs at the aforementioned sensitive locations to ensure that vibration thresholds are not exceeded, and/or that construction activities would not cause structural damage or adversely affect vibration-sensitive equipment; • Adjusting vibration amplitudes of the construction equipment used on site such as limiting the number of pieces operating in one location at the same time in areas where conditions would 	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>effect structures, the sensitivity of vibration sensitive equipment, and/or human tolerance;</p> <ul style="list-style-type: none"> • Utilizing cast-in-drilled-hole (CIDH) piles in lieu of pile driving; • Providing notification to the residential land uses directly adjacent to the project site, at least 10 days in advance, of construction activities that are anticipated to result in vibration levels above the thresholds; • Conducting demolition, earthmoving, and ground-impacting operations sequentially, so as not to have two such operations occurring on the project site at the same time; • Selecting a demolition method to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers); and/or • Operating earth-moving equipment on the construction site as far away as possible or practical from vibration-sensitive sites; using wheeled or rubber-tracked equipment, and using small pieces of equipment such as smaller bulldozers when possible. 					
<p>6.10-6 Demolition and construction activity for site preparation and for future development shall be limited to the hours between 7:00 AM and 7:00 PM. Non-noise generating construction activities such as interior painting are not subject to these restrictions.</p>	Project	Community Development	N/A		
<p>6.10-7 For all demolition and construction activities in the Specific Plan area, additional noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the City of Paso Robles noise standards. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise:</p>	Project	Community Development	N/A		

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 7:00 AM and 7:00 PM to minimize disruption to sensitive uses. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. 					

**Exhibit A to Resolution 11-XXX
Mitigation Monitoring and Reporting Plan
For Uptown/Town Centre Specific Plan**

Mitigation Measure	Type	Monitoring Department or Agency	Shown on Plans	Verified Implementation	Remarks
<p>6.17-1 To mitigate LOS impacts at the intersection of Riverside Avenue and 10th Street, a traffic signal shall be installed. Installation of a traffic signal would improve the LOS at Riverside Avenue and 10th Street to B in the AM peak hour and C in the PM peak hour.</p>	Project	Community Development	N/A		
<p>6.17-2 To mitigate LOS impacts at the intersection of Riverside Avenue and 13th Street, signal timing improvements and/or signal phasing modification shall be implemented as determined by the City Traffic Engineer. Signal timing improvements could include optimizing cycle lengths to accommodate future traffic conditions and signal timing coordination along the corridor to increase traffic volume throughput. Phasing modifications could include improvements such as right turn overlap phasing.</p>	Project	Public Works: Capital Projects Engineering Division	N/A		

RESOLUTION NO. 11-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES APPROVING GENERAL PLAN AMENDMENT 2011-001 AMENDING THE LAND USE ELEMENT TO ESTABLISH THE UPTOWN/TOWN CENTRE SPECIFIC PLAN OVERLAY DISTRICT ON 1,100 ACRES GENERALLY LOCATED NORTH OF 1ST STREET, SOUTH OF 38TH STREET AND THE PASO ROBLES HOT SPRINGS PROPERTY, WEST OF THE SALINAS RIVER, AND EAST OF PROPERTIES FRONTING ON THE WEST SIDE OF VINE STREET, TO DELETE THE UPTOWN SPECIFIC PLAN OVERLAY DISTRICT, TO DELETE THOSE PORTIONS OF THE OFFICE PROFESSIONAL (OP) AND MIXED-USE (MU) OVERLAYS LOCATED WEST OF THE SALINAS RIVER, TO DELETE THE SENIOR HOUSING OVERLAY DISTRICT, TO AMEND THE LAND USE MAP, TO ESTABLISH THE MIXED USE, 8 UNITS PER ACRE, THE MIXED USE, 12 UNITS PER ACRE, AND THE DOWNTOWN COMMERCIAL LAND USE CATEGORIES, AND TO AMEND THE PARKS AND RECREATION ELEMENT TO ADD PARKS AND TRAILS FACILITIES (CITY-INITIATED)

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; and

WHEREAS, the Draft Uptown/Town Centre Specific Plan recommends changes to the base land use categories and overlay districts affecting several properties, thereby necessitating adoption of a General Plan Amendment in conjunction with adoption of the Specific Plan; and

WHEREAS, the horizon for the Draft Uptown/Town Centre Specific Plan is the year 2035, which extends 10 years beyond the current General Plan horizon in the year 2025; and

WHEREAS, Section 4.A of Resolution 03-232, which adopted the General Plan, provides for a maximum City population of 44,000 residents; and

WHEREAS, the number of potential dwelling units that could be built within the Uptown/Town Centre Specific Plan Area in conformance with the current General Plan would be 989 units; and

WHEREAS, the Draft Uptown/Town Centre Specific Plan anticipates that as many as 1,649 dwelling units could be built within the Uptown/Town Centre Specific Plan Area; and

WHEREAS, Chapter 5 of the Draft 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, Table PR-1 of the Parks and Recreation Element is a list of Parks and Recreation Facility Improvements to be considered for inclusion in a Parks Master Park, Recreational Facility & Trails Plan; and

WHEREAS, the Draft Uptown/Town Centre Specific Plan proposes additional park and trails facilities; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to describe the effects of the Specific Plan, the attendant General Plan and Zoning Code Amendments, 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 this general plan amendment and specific plan:

- 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 meeting of January 11, 2011, the Planning Commission 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 meeting of February 15, 2011, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for this amendment, including the recommendation of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this amendment;
- 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, does hereby amend the Land Use Element of the General Plan as follows:

1. To amend Land Use Element Map LU-3 to add the Uptown/Town Centre Specific Plan Overlay District and to delete the Uptown Specific Plan Overlay District as shown in Exhibit A;
2. To amend Land Use Element Maps LU-4 and LU-4A to delete the Senior Housing Overlay and those portions of the Office Professional and Mixed Use Overlays located within the Uptown Specific Plan Overlay as shown in Exhibit B;
3. To amend Land Use Element Map LU-6 as shown in Exhibit C to:
 - a. Add the Uptown/Town Centre Specific Plan Overlay District;
 - b. Delete the Senior Housing and Oak Park Overlay Districts;
 - c. Reassign land use categories.
4. To amend Policy LU-2G of the Land Use Element Text on Page LU-8, as shown in Exhibit D, to:
 - a. Delete the reference to the Oak Park Specific Plan;
 - b. Add a reference to the Uptown/Town Centre Specific Plan;
 - c. Add a limitation on the Uptown/Town Centre Specific Plan to limit the collective build-out potential to 989 dwelling units to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).
5. To amend Section 4.0 of the Land Use Element Text on Pages LU-17 through LU-25, as shown in Exhibit E, to:

- a. Add the Downtown Commercial (DC), Mixed Use, 8 Units per Acre (MU-8), and Mixed Use, 12 Units per Acre (MU-12) land use categories.
 - b. Delete the Senior Housing Overlay District;
 - c. Delete a note under the Commercial Service Land Use Category pertaining to mixed use in the area between Highway 101 and the Railroad, and between 18th and 24th Streets;
 - d. Make other minor typographical changes.
6. To amend Table PR-1, Parks and Recreation Facility Improvements in the Parks and Recreation Element to read as follows:

Table PR-1. Park & Recreation Facility Improvements

<i>EXISTING IDENTIFIED PARK AND FACILITY NEEDS</i>
10-acre park north of 24th Street. <u>This should include ballfields, which may replace that at Pioneer Park, and may be located between Spring Street and the Railroad.</u>
Aquatic center, preferably covered, probably a joint venture between the City, school district, and Cuesta College. Most likely to be located at Cuesta College.
10-acre park near the Borkey area
Chandler Ranch Area Specific Plan: park in conjunction with any new school site
7-10 acre park in Union/46 Specific Plan area
<i>OTHER NEEDED IMPROVEMENTS</i>
<i>Recreation Facilities</i>
Youth Center
Neighborhood Center (on east side)
Nature Center, with large contiguous open space area
Enhance crossing of Riverside <u>Avenue</u> to allow for connectivity between fairgrounds and parking lot east of Riverside <u>Avenue</u>
Public Equestrian staging area
General Recreation Services
<i>Parks</i>
No Pocket Parks needed, only larger facilities
<u>The redevelopment of Oak Park Public Housing needs rehabilitation, possibly with park or recreational amenities should include provision of a park to serve the recreational needs of the neighborhood</u>
<u>Develop a neighborhood park in conjunction with the First 5 Early School Readiness and Family Center on the northeast corner of Oak and 36th Streets</u>
<u>Redevelop Robbins Field as envisioned in the Uptown/Town Centre Specific Plan, provided that a replacement ballfield of similar size and amenities is first developed in a location that is easily accessible to West Side residents.</u>
<u>Conversion of Marie Bauer Elementary School Site to a public park that provides educational facilities to the community.</u>
<i>Bikeways and Trails</i>
Bikeways as indicated in the City's Bikeway Plan
Trail near railroad within 4th Street Specific Plan
Make trail connections between parks facilities citywide
Pursue De Anza Trail along Salinas River
Salinas River trail on either side of the river between <u>Robert Rader</u> (13th Street) and Veteran's

Table PR-1. Park & Recreation Facility Improvements

<i>EXISTING IDENTIFIED PARK AND FACILITY NEEDS</i>
Memorial (<u>Niblick Road</u>) bridges
Chandler Ranch Area Specific Plan trail system
Complete the Class I pathway from Creston Road along South River Road
<i>Plans/Programs</i>
Pursue Public Art in Parks Program (development should fund public art in parks)
Implement Master Plan of Bikeways
Develop Multi-Purpose Trail Plan
Expand Bikeway trails map to include pedestrian trails

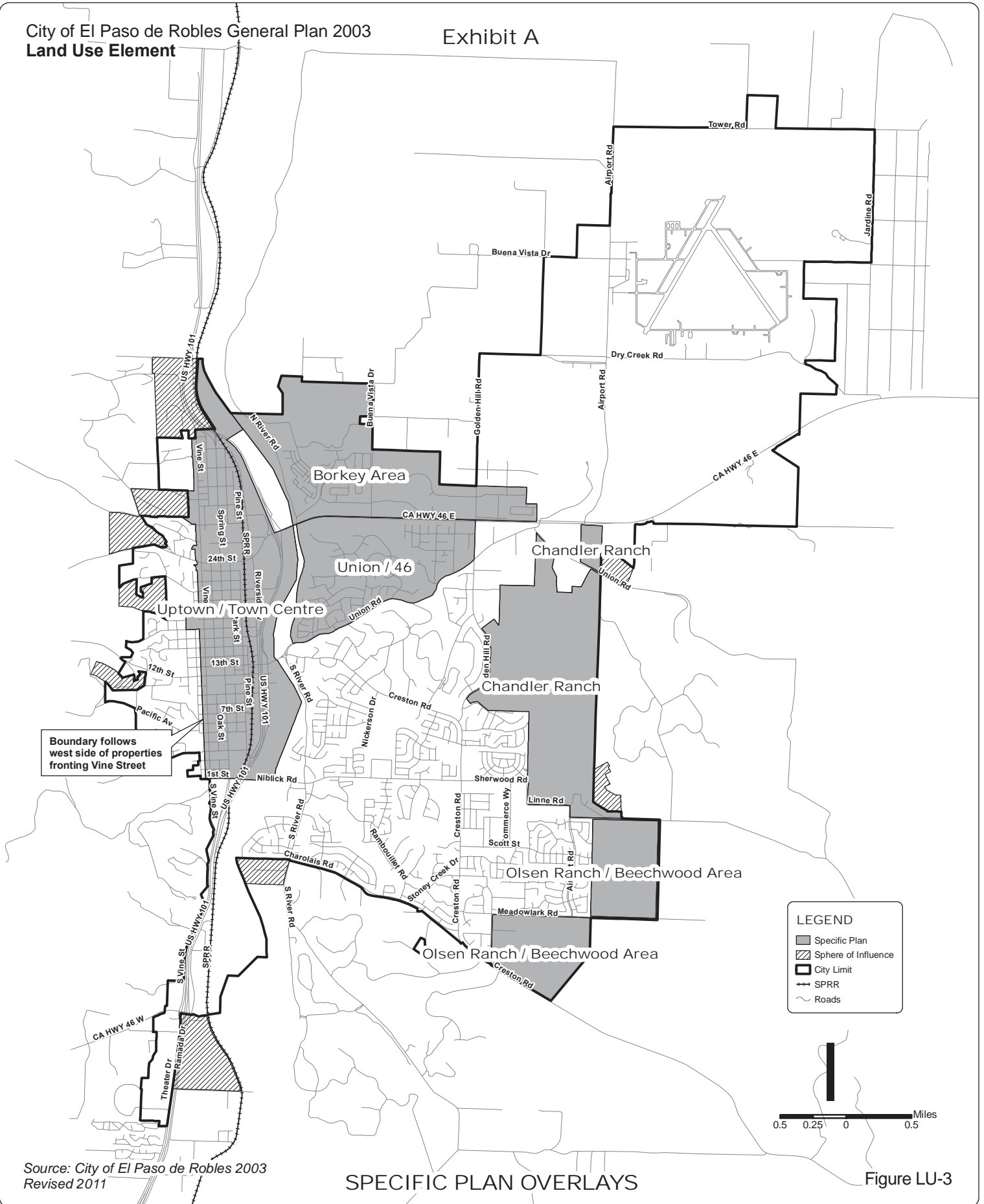
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of February 2011 by the following vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

 Duane Picanco, Mayor

ATTEST:

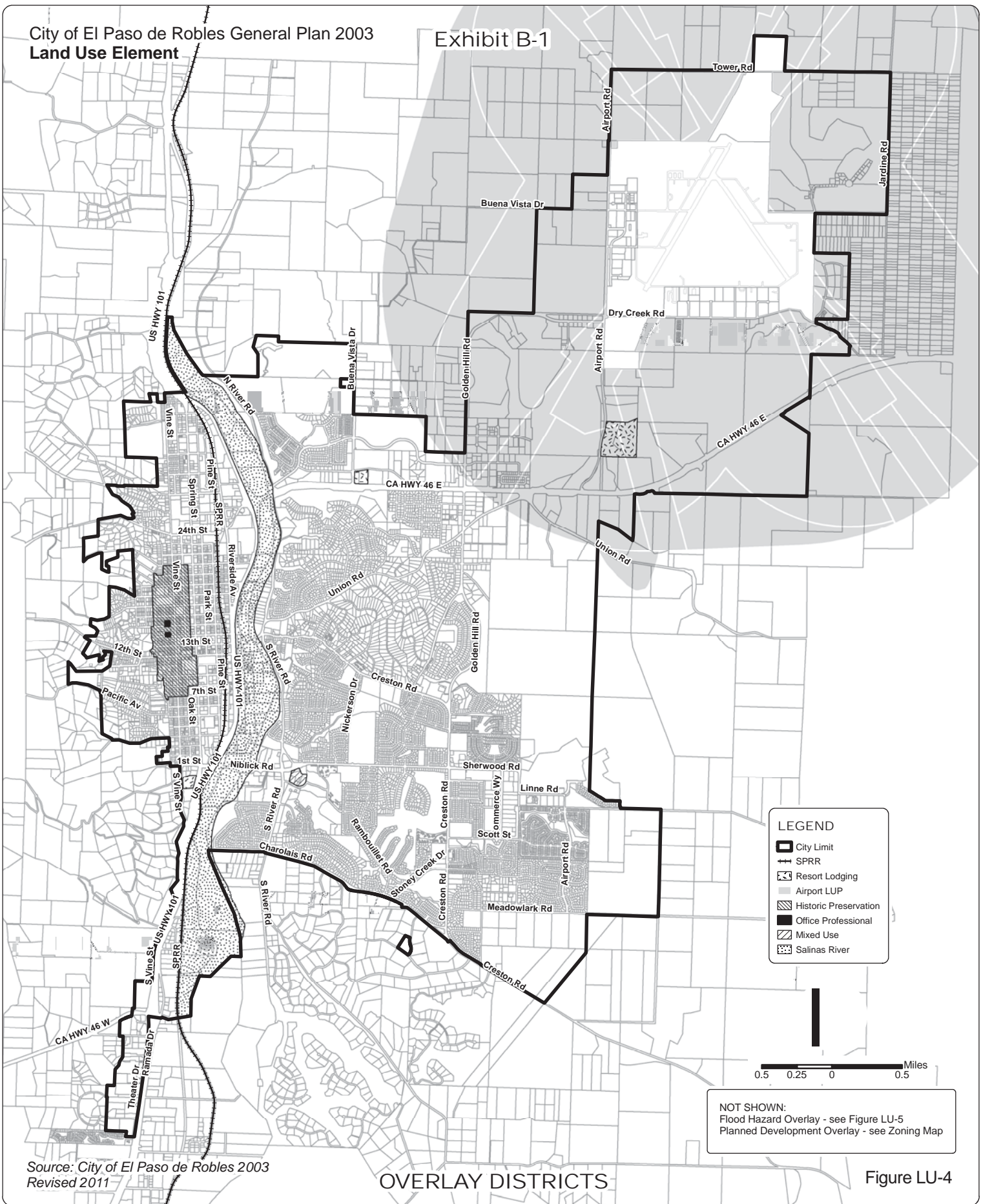
 Caryn Jackson, Deputy City Clerk



Source: City of El Paso de Robles 2003
 Revised 2011

SPECIFIC PLAN OVERLAYS

Figure LU-3



Source: City of El Paso de Robles 2003
 Revised 2011

OVERLAY DISTRICTS

Figure LU-4



Source: City of El Paso de Robles 2003
 Revised 2011

EXHIBIT C of Resolution 11- _____
 General Plan Amendment 2011-001
 Land Use Designation Changes for the
 Uptown/Town Centre Specific Plan



Figure C-2

EXHIBIT C of Resolution 11-
 General Plan Amendment 2011-001
 Land Use Designation Changes for the
 Uptown/Town Centre Specific Plan



Figure C-4

Action Item 2: Continue to review and comment on planning efforts and development projects being considered by the County within the City’s Planning Impact Area.

POLICY LU- 2G: Specific Plans. Require for large, vacant and/or underutilized areas, as well as for areas with special planning needs, as follows (refer to Figure LU-3):

- Areas outside of and southeast of the 2003 City limits, within Subarea “D” (proposed Annexation Areas between Linne Road and Creston Road). Two specific plans, which include:
- Olsen Ranch Specific Plan (Areas S2 and E3)
- Beechwood Area Specific Plan (Areas S1, E1 and E2)
- Chandler Ranch Area Specific Plan (Areas C1 and S3)
- ~~Oak Park Area Specific Plan~~ **Uptown/Town Centre Specific Plan**
- Other areas as established by the City Council

*Limitations on Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, ~~and~~ Beechwood Area Specific Plan, **and Uptown/Town Centre Specific Plan.***

1. The following shows the maximum number of dwelling units that can be accommodated within each of the specific plans. These numbers may be reduced, depending on topographic, environmental, or other development constraints:

- *Chandler Ranch Area Specific Plan (Areas C1 and S3): 1,439 dwellings*
- *Olsen Ranch Specific Plan (Areas S2 and E3): 673 dwellings*
- *Beechwood Area Specific Plan (Areas S1, E1 and E2): 674 dwellings*

2. At no time shall the collective buildout potential of the Chandler Ranch Area Specific Plan, Olsen Ranch Specific Plan, and Beechwood Area Specific Plan exceed a total of **2,786** dwelling units (exclusive of second dwellings), to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

3. At no time shall the collective buildout potential of the Uptown/Town Centre Specific Plan exceed a total of 989 dwelling units built after January 1, 2010, to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232).

Within the scope of a specific plan, the Planning Commission and City Council have the authority to:

- Provide flexibility in terms of:
 - Distribution of densities within the geographic area covered
 - Parcel sizes and location (including clustering to retain unique site features)
 - Development Standards and other Zoning Ordinance requirements
 - Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration.

4.0 Land Use Categories

There are ~~23~~ **26** land use categories and ~~40~~ **9** special study overlay categories. The purpose of the Land Use Categories and the Land Use Map are to provide designations to guide the general distribution, location and extent of the various types of land uses in the City.

Agricultural Land Use **Designation Category**

Agriculture (AG)

Purposes:

- To allow and protect the operation of agricultural uses;
- To provide open space;
- To provide a viable land use in areas impacted by airport operations.

Residential Land Use **Designations Categories**

There are 13 residential land use categories under the General Plan, which address a range of housing types and allowed densities.

Residential Rural (RR) **Land Use Category**

Purposes:

- To provide a transition/buffer zone between urban and semi-urban land uses and viable agricultural uses;
- To provide an area, at the edge of the City, for relatively large lot residential development, at a maximum of 1 dwelling unit per 5 acres.

Residential Suburban (RS) **Land Use Category**

Purpose: To provide semi-rural single-family residential neighborhoods, at a maximum of 1 dwelling unit per 2.5 acres.

Residential Single-Family (RSF-1, -2, -3, -4, and -6) **Land Use Category**

Purpose: To provide urban single-family residential neighborhoods with a range between 1 and 6 dwelling units per gross acre (prior to dedication for streets). In order to attain an orderly land use pattern, some areas will have density caps of 1, 2, 3, 4, or 6 units per gross acre. Such areas are indicated on the General Plan Land Use Map as RSF-1, RSF-2, RSF-3, RSF-4, and RSF-6, respectively.

Residential Multiple Family, Low Density (RMF-8, RMF-9) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods at relatively low densities, typically consisting of buildings with 2 to 3 dwelling units, at densities up to 8 or 9 dwelling units per acre;
- To permit clustered and/or attached housing production in environmentally sensitive locations;
- To permit multi-family development without giving the impression of a high density environment;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.

Net lot area does not include the following:

- (1) The full right-of-way for interior and adjacent streets;
- (2) Areas with slopes exceeding 35 percent;
- (3) Oak woodlands (e.g., north-facing slopes with dense oak growth);
- (4) Areas within the 100 year flood zone as determined by the City Engineer;
- (5) Areas occupied by significant resources (e.g., archaeological or historical) that may be identified as a result of environmental review.

Residential Multiple Family, Medium Density (RMF-12) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units at densities up to 12 dwelling units per acre.
- To provide multi-family residential neighborhoods consisting of buildings with less than four dwelling units (including single-family detached units) when the following criteria can be met:
 - a. provide an innovative site and building design that promotes architectural and design excellence;
 - b. provide a density as close to 12 dwelling units per acre as possible;
 - c. provide multi-family type design features such as common outdoor areas, courtyards and recreation areas;
- To provide multi-family development on sites that can accommodate increased density;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single-family residential neighborhoods and higher-traffic areas.

Residential Multiple Family, Medium-High Density (RMF-16) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units on sites that are 2 acres or larger in area, allowing up to 16 dwelling units per acre;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit.

Residential Multiple Family, High Density (RMF-20) Land Use Category

Purposes:

- To provide multiple family residential neighborhoods consisting of buildings with four or more dwelling units on sites that are 2 acres or larger in area, allowing up to 20 dwelling units per acre.
- To provide the highest permissible density, located where such density can be accommodated through sensitive site and building design;
- To meet the needs of persons seeking rental housing units, at various price levels;
- To provide housing in close proximity to schools, shopping, and other services, including public transit;
- To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.

Mobile Home Park/Subdivision (MH) Land Use Category

Purpose: To provide areas for the development of mobile home parks and subdivisions, at a maximum intensity of 5 dwelling units per acre.

Commercial Land Use ~~Designations~~ Categories

There are ~~five~~ **six** commercial ~~designations~~ **categories**, which typically accommodate commercial development, but can under some circumstances allow residential or industrial uses. Areas along highways, arterials and the downtown core are reserved for a more intensive mixture of uses. Uses that tend to not be aesthetically appealing, such as mini-storages, should be placed away from viewsheds and gateway areas to the City.

Neighborhood Commercial (NC) Land Use Category

Purpose: To provide for the convenience shopping needs of the surrounding neighborhood.

Office Professional (OP) Land Use Category

Purpose: To provide areas to serve the City's needs for professional office space.

Note: The OP designated site at the northeast corner of Creston and Rolling Hills Roads shall be developed in such a manner that any drive approach into Creston Road shall permit only right turns into and out of the site.

Downtown Commercial (DC) Land Use Category

Purpose: To provide a land use category for the historic downtown, which is to serve as a center for entertainment, culture, the arts, civic facilities and events, education, community, regional, and visitor-serving retail, and offices. In order to enhance the economic vibrancy of the downtown, priority for ground floor space is to be given to uses that generate a substantial amount of pedestrian traffic, such as retail, restaurants, theatres, wine-tasting, and services such as banks, realty offices, and personal services. Offices that do not generate pedestrian traffic and residential uses may be limited to occupying upper floors.

Community Commercial (CC) Land Use Category

Purpose: To provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers.

Regional Commercial (RC) Land Use Category

Purpose: To provide for the retail shopping needs of the City and region.

Commercial Service (CS) Land Use Category

Purpose: To provide areas for highway-related, commercial services, and light industrial uses.

Note: In the CS designated area east of the railroad and west of Highway 101, between 18th and 24th Streets, Residential Single Family and Multi-Family Low Density types and intensities of development may occur as a conditional use.

Mixed Use Land Use Categories

Two mixed use land use categories are established to accommodate multi-family residential and light commercial uses both within the same district and on the same property within such districts.

Mixed Use, 8 Units per Acre (MU8) Land Use Category

Purpose: Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 8 units per acre and limited commercial uses such as offices, personal services, and neighborhood markets.

Mixed Use, 12 Units per Acre (MU8) Land Use Category

Purpose: Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants.

Industrial and Business Park Land Use Designations Categories

The Industrial land use category has been developed to encourage the continued viability of existing industrial development while providing encouragement for new industry to locate in the City. In addition, a Business Park (BP) category is proposed to accommodate campus-like light industrial development.

Business Park (BP) Land Use Category

Purpose: To provide areas for clean and attractive businesses and industries in which all activities are conducted indoors (some limited outdoor storage and/or activities may be permitted via approval of a conditional use permit and if completely screened). Where appropriate, compatible convenience and highway commercial land uses may be located in the Business Park category.

The Business Park category is established in the following areas:

- Airport and surrounding areas;
- Commerce Way;
- Ramada Drive, north of Highway 46 West.

Note: Within the Business Park category, nonconforming industrial land uses may be permitted to expand with City Council approval via Planned Development or its equivalent and/or Conditional Use Permit.

Industrial (M) Land Use Category

Purpose: To provide areas for general industrial uses that involve outdoor activities.

The Industrial category is established for the following areas:

- North River Road;
- 24th – 28th Streets (West of Union Pacific Railroad);
- Ramada Drive, south of Highway 46 West.

Public Facility and Open Space Designations Categories

The Open Space designation is used on land where the conservation of resources is the primary concern. The Public Facility designation is established for public lands, typically where utilities, civic or institutional functions are found.

Public Facilities (PF) Land Use Category

Purpose: To provide a land use category for facilities owned and operated by public agencies (City, County, State, and local districts). Public school sites are included within this category.

Parks and Open Space (POS) Land Use Category

Purpose: To provide a category for public and private properties that are to be used only for open space and recreation.

Table LU-4 summarizes each basic land use category, uses in the category, allowable land uses in the category, and the associated development density. For mapping purposes, the area within the City Limits and Planning Impact Area are divided into subareas in order to show land use designations in greater detail and fit into the General Plan format. These subarea maps are in Figure LU-6A through LU-6W.

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
<i>Land Use Designations Categories</i>	
Agriculture (AG)	Single-family residential and agricultural uses. Two dwelling units per 20 acres (0.1 unit/acre).
Residential Rural (RR)	Single family residential and accessory uses, as well as agricultural uses, churches, and schools. Maximum 1 dwelling unit per 5 acres.
Residential Suburban (RS)	Single family residential and accessory uses, as well as limited agricultural uses (crop production, limited animal raising), churches, and schools. Up to 1 unit/2.5 acres.
Residential Single Family (RSF-1)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 1 dwelling unit per acre.
Residential Single Family (RSF-2)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 2 dwelling units per acre.
Residential Single Family (RSF-3)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 3 dwelling units per acre.
Residential Single Family (RSF-4)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, resort hotels, and equestrian facilities. Maximum 4 dwelling units per acre.
Residential Single Family (RSF-6)	Single family residential with accessory uses, as well as churches, schools, and limited commercial recreational uses such as golf courses, tennis clubs, hotels, and equestrian facilities. Maximum 6 dwelling units per acre.

EXHIBIT E

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
Residential Multi-Family Low Density (RMF-8)	Single-family or multi-family residential with accessory uses, churches and schools. Up to 8 units/acre allowed.
Residential Multi-Family Low-Medium Density (RMF-9)	Single-family or multi-family residential with accessory uses, churches, and schools. Maximum 9 units/acre allowed.
Residential Multi-Family Medium Density (RMF-12)	Single-family or multi-family residential with accessory uses, churches and schools. Maximum 12 units/acre allowed.
Residential Multi-Family Medium-High Density (RMF-16)	Single-family or multi-family residential with accessory uses, churches, and schools. Maximum 16 units/acre allowed.
Residential Multi-Family High Density (RMF-20)	Single-family or multi-family residential with accessory uses, churches, and schools. Maximum 20 units/acre allowed.
Mobile Home Park/Subdivision (MHP)	Mobile home parks and subdivisions. Maximum 5 units/acre.
Neighborhood Commercial (NC)	Convenience shopping and personal services. (General offices only if located within multi-tenant centers designed for neighborhood retail use, and limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled).
Office Professional (OP)	Professional offices, medical clinics and laboratories, and retail and services that support professional offices, as well as limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled.
<u>Mixed Use, 8 Units per Acre (MU8)</u>	<u>Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 8 units per acre and limited commercial uses such as offices, personal services, and neighborhood markets.</u>
<u>Mixed Use, 12 Units per Acre (MU8)</u>	<u>Applied within the Uptown/Town Centre Specific Plan Area to allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants.</u>
<u>Downtown Commercial (DC)</u>	<u>The historic downtown area, which is to serve as a center for entertainment (restaurants, wine-tasting, theaters, art galleries) and retail, such as department stores and specialty shops, that serves the City-wide, regional, and visitor shopping needs, which are to be given priority for ground floor space. Limited amounts of services such as banks, realty offices, and personal services may occupy ground floor space. In general, offices and residential uses may be limited to occupying upper floors.</u>
Community Commercial (CC)	Commercial centers that serve the City as a whole: <u>such as the historic downtown and designated shopping centers,</u> food markets, department stores, variety stores, drug stores, banks, offices, clinics, specialty retail, personal services establishments, and similar uses. <u>In the Uptown/Town Centre Specific Plan Area, residential uses may occupy upper floors and rear portions of buildings. Elsewhere in the City, as well as</u> limited numbers of dwelling units <u>may be combined with commercial uses on the same lot</u> to enhance security and to reduce vehicle miles traveled.
Regional Commercial (RC)	Retail and service uses that serve the region as a whole, such as general merchandise, department stores, clothing, office supplies and stationary, autos and recreational vehicles, and electronic items, gasoline service stations, as well as limited numbers of dwelling units to enhance security

EXHIBIT E

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
	and to reduce vehicle miles traveled. Certain land uses such as restaurants, hotels and motels may be considered only if they will not have an adverse impact on downtown revitalization efforts.
Commercial Service (CS)	Areas for highway-related, commercial services, and light industrial uses. Auto sales, rental and repair, restaurants, motels, building and landscaping materials sales, large appliance sales and repair, equipment rental, contracted services, light manufacturing and assembly, as well as limited numbers of dwelling units to enhance security and to reduce vehicle miles traveled.
Business Park (BP)	Areas for clean and attractive businesses and industries in which all activities are conducted indoors (some limited outdoor storage and/or activities may be permitted via approval of a conditional use permit and if completely screened). Manufacturing, fabrication, assembly, research and development, industrial services, warehousing, wholesale distribution, and convenience commercial uses, particularly those that support industrial uses (e.g., copy/blueprint services, coffee shops, convenience markets, gasoline sales).
Industrial (M)	Areas for general industrial uses that involve outdoor activities. Manufacturing and fabrication, industrial services, outside storage, auto repair, warehousing, and wholesale distribution.
Public Facilities (PF)	Facilities owned and operated by public agencies (City, County, State, and local districts). Hospitals, community centers, government offices, schools, cemeteries, public service facilities, and parks.
Parks and Open Space (POS)	Public and private properties that are to be used only for open space and recreation. Parks, City-owned land in the Salinas River and along creeks and steep, wooded hillsides, golf courses, hotels and motels in close proximity to golf courses, and commercial recreation.
<i>Overlay Districts (as shown in Figures LU-3 and LU-4)</i>	
Specific Plan (SP)	<p>Development subject to Specific Plan requirements, to be prepared in accordance with State law. Applied to the following areas shown in Figure LU-3:</p> <ul style="list-style-type: none"> • Borkey Specific Plan area bordering State HWY 46 to the north and the Salinas River; • Union/46 Specific Plan area bounded by Union Road and State HWY 46 between North River Road and Prospect Avenue; • Chandler Ranch Specific Plan area located east of Golden Hill Road, south of Union Road and north of the intersection of Sherwood Road and Fontana Road; • Olsen Ranch Specific Plan, located south of Linne Road, west of Hanson Road, north of Meadowlark Road, and east of the 2003 city limit • Beechwood Area Specific Plan, located north of Creston Road, east of Beechwood Drive, south of Meadowlark Road, and west of the PG and E right of way. • Oak Park Area Specific Plan, located on properties east of Park Street to the Railroad that are north of 28th Street north until the CS boundary line north of 34th Street.

EXHIBIT E

Table LU-4. General Plan Land Use Category Summary

Category	Typical Uses and Development Intensity/Density ¹
Airport (AP)	Development subject to special review based on inclusion within Airport Land Use Plan. Applies to all properties within the adopted Airport Land Use Plan area.
Flood Hazard (FH)	Development subject to special requirements due to flood hazards mapped by FEMA.
Office Professional (OP)	Office professional development allowed pursuant to Commercial Land Use policies.
Resort/Lodging (RL)	Allows resorts, lodging and related ancillary land uses without providing the broader range of land uses associated with a Commercial or Industrial General Plan designation. Can be applied on any property.
Mixed Use (MU)	High Density Multi-Family Residential uses (up to 20 units per acre) allowed pursuant to Multi-Family Residential and Commercial Land Use policies, as applicable. With the General Plan Update, this new overlay category would be established as provided under General Plan Multi-Family Residential Land Use Policies. Under this General Plan Update, this overlay would be applied to <u>the area located on the southeast quadrant of Niblick and South River Roads, which is designated for Regional Commercial (RC) use Community Commercial (CC) or Commercial Service (CS) use in the portion of downtown bounded by 24th Street, Vine Street, 1st Street, and Riverside Street</u> and other designated locations. With this overlay district, properties could be developed with multi-family residential uses, and multifamily residential units could be established on second stories above existing commercial or office uses.
Salinas River (SR)	Development subject to special review for standards related to conservation, access and recreational opportunities along the Salinas River corridor. Standards would be developed to address conservation, access and recreational opportunities along this corridor.
Historic Preservation (HP)	Development subject to special review for consistency with historic preservation standards. This overlay category is applied to the district bordered by Chestnut Street, Oak Street, 8 th Street and 21 st Street, inclusive of both sides of these boundary streets. Standards would be developed to address preservation of historic structures within this area.
Planned Development (PD)	To provide for innovation and flexibility in the design of residential, commercial and industrial developments. Approval of a planned development can allow modification of certain development standards if it results in better design or greater public benefit. Would apply to all areas designated for residential, commercial, and industrial land use and does not require a "PD" overlay to be established for each property.
Senior Housing (SH)	To provide for senior housing subject to conformance with specific design and construction standards. To be applied to the area south of Hwy 101, west of the Railroad, north of 24th Street, and east of Oak Street.

¹ The City may establish lower maximum densities, on an individual site basis, based on environmental constraints, hillside development ordinance and discretionary review requirements (e.g., subdivision maps and Planned Developments, or their equivalents). The table indicates typical land development that could be accommodated under a particular designation in the absence of an established physical or policy constraint. Specifically allowed uses would be established through the Zoning Ordinance.

RESOLUTION NO. 11-XXX

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 meeting of January 11, 2011, the Planning Commission 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 meeting of February 15, 2011, the City Council 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 July 2, 2009, which shall be further revised as set forth in a "New Addendum", attached to this resolution as "Exhibit B", which and shall include the following:

1. Those changes listed in the "Addendum to the Public Draft", prepared October 5, 2010 as may be further revised by the City Council in its motion to adopt this resolution;
2. Those changes enumerated in "Possible Changes to Chapters 2 and 5" attached to the staff report for the Project as may be further revised by the City Council in its motion to adopt this resolution;
3. Any additional changes that may be directed by the City Council in its motion to adopt this resolution.

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 15th day of February 2011 by the following vote:

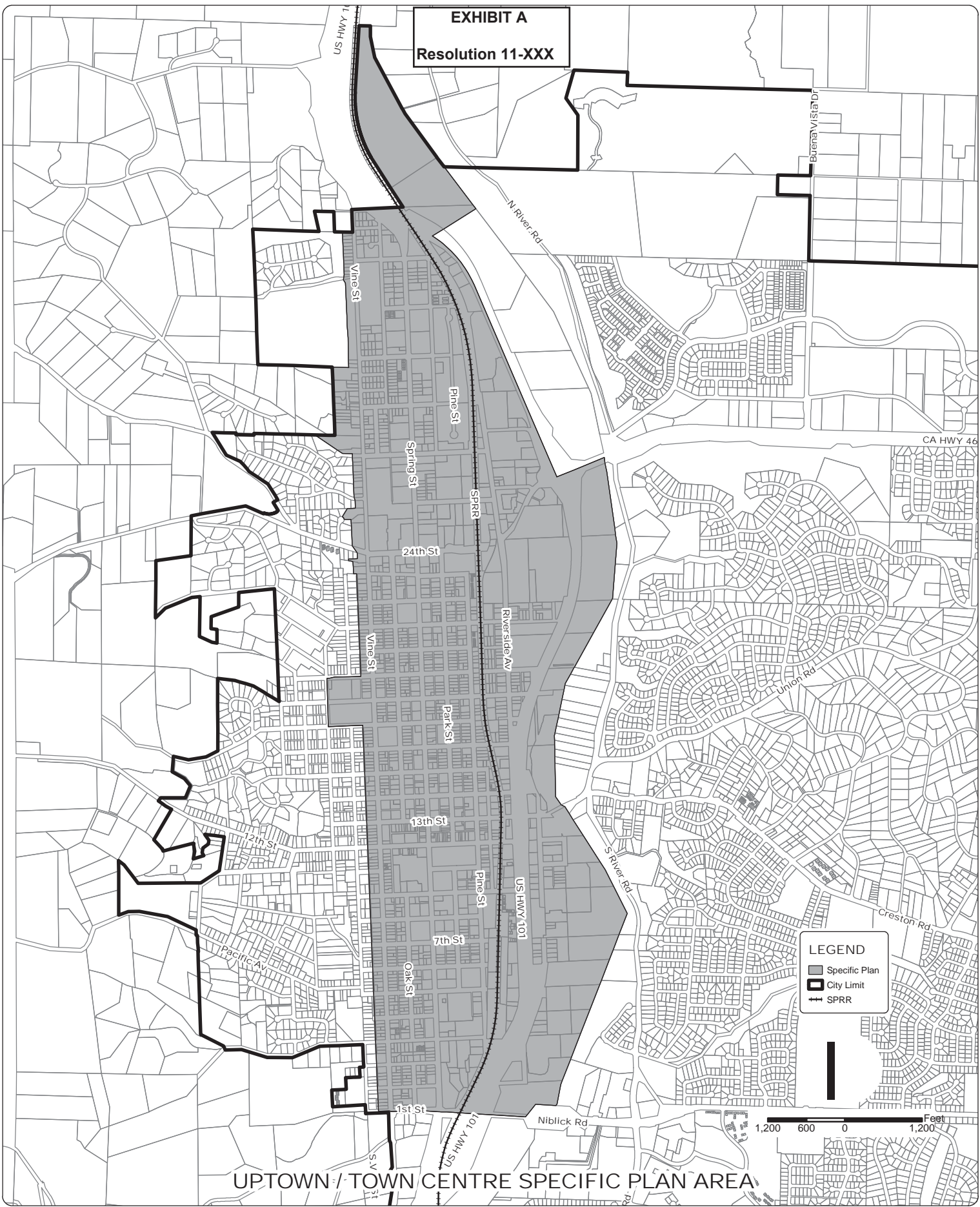
AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

EXHIBIT A
Resolution 11-XXX



UPTOWN / TOWN CENTRE SPECIFIC PLAN AREA

Exhibit B
Resolution 11-XXX

New Addendum to Public Draft Uptown/Town Centre Specific Plan (July 2, 2009)

To be inserted once defined by City Council.

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE TO ESTABLISH
CHAPTER 21.XX – SPECIFIC PLANS, ADOPTING THE FORM-BASED ZONING CODE
INCLUDING THE ZONING MAP (REGULATING PLAN) CONTAINED WITHIN CHAPTER
FIVE OF THE UPTOWN/TOWN CENTRE SPECIFIC PLAN, AND MAKING OTHER CHANGES
TO TITLE 21 (ZONING) RELATED TO THE ADOPTION OF SAID SPECIFIC PLAN
(CODE AMENDMENT 11-001)

WHEREAS, On February 15, 2011, pursuant to policy statements contained within the Land Use Element of the General Plan and the Economic Strategy, the City Council of the City of El Paso de Robles (City) adopted Resolution 11-XXX to amend the General Plan and Resolution 11-XXX to adopt the Uptown/Town Centre Specific Plan; and

WHEREAS, Chapter Five of the Uptown/Town Centre Specific Plan is a Form-Based Zoning Code that will both supplement and supersede several chapters and sections within Title 21 for land located within the Specific Plan Area, which is 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; and

WHEREAS, Section 65860 of the California Government Code requires that zoning codes be consistent with the General Plan; and

WHEREAS, Section 65451 of the California Government Code provides that Specific Plans shall include a text and diagram or diagrams, which specify the following and would have the effect of zoning regulations:

- a. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan; and
- b. Standards and criteria by which development will proceed; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to describe the effects of the Specific Plan, the attendant General Plan and Zoning Code Amendments, 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, at its meeting of January 11, 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 the Project;
- b. Conducted a public hearing to obtain public testimony on the Project;
- c. Recommended that the City Council adopt the Project; and

WHEREAS, at its meeting of February 15, 2011, the City Council took the following actions regarding this ordinance:

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

WHEREAS, at its meeting of February 15, 2011, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the staff report prepared for the Project, including the recommendation of the Planning Commission;
- b. Conducted a public hearing to obtain public testimony on this ordinance;
- 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 KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, hereby finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This ordinance is consistent with the City's General Plan.

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

SECTION 1: Chapter Five of the Uptown/Town Centre Specific Plan is hereby adopted as the primary zoning code for the area addressed by this specific plan. A copy of this Specific Plan shall be kept on file in the Community Development Department.

SECTION 2: Section 21.12.010 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

21.12.010 Districts established.

The several districts established are as follows:

- Residential agriculture district or R-A district
- Single-family residential district or R-1 district
- Duplex/triplex district or R-2 district
- Multifamily residential district or R-3 district
- Multifamily/office district or R-3-O district
- Multifamily/mobilehome district or R-4 district
- Multifamily residential district or R-5 district
- Neighborhood commercial district or CP district
- Office professional district or OP district
- Office professional overlay district or OP overlay district
- General retail commercial district or C-1 district
- Highway commercial district or C-2 district
- Commercial/light industry district or C-3 district
- Regional commercial district or RC district
- Industrial district or M district
- Planned industrial district or PM district
- Airport planned development district or AP, PD district
- Parks and open space district or POS district
- Combining building size district or B district
- Planned development overlay district or PD district
- Hillside development overlay district or H district
- Historical and architectural overlay district or HP district
- ~~Primary floodplain overlay district or PF district~~
- ~~Secondary floodplain overlay district or SF district~~

~~Senior housing overlay district or SH district~~
~~Redevelopment overlay district or RD district~~
Specific plan overlay district or SP district
Agricultural district or AG district.

SECTION 3: The Zoning Map referenced in Section 21.12.020 of the El Paso de Robles Municipal Code is hereby amended to add the Specific Plan (SP) Overlay District and to delete all existing underlying base and overlay districts within the Uptown/Town Centre Specific Plan as shown in Exhibit A.

SECTION 4: Section 21.13.020, Applicability, is hereby amended to read as follows:

21.13.020 SP Applicability.

The provisions of this chapter shall apply to all uses in the primary zone and shall be in addition to the regulations for the primary zone. Whenever conflicts exist between this chapter and other sections of the zoning ordinance the most restrictive shall apply.

Overlay districts include:

- A. Chapter 21.14, flood damage prevention regulations;
- B. Chapter 21.14A, hillside development;
- C. Chapter 21.15, historical and architectural preservation;
- D. Chapter 21.15A, mobile homes on private lots;
- E. Chapter 21.16A, planned developments;
- F. Chapter 21.16B, ~~redevelopment~~ specific plans;
- G. Chapter 21.16C, rural development;
- H. Chapter 21.17, surface mining and reclamation;
- I. Chapter 21.18A, office professional (OP) overlay;
- J. Special conditions attached to certain properties as enumerated in Section 21.13.030.
- K. 21.18B, resort/lodging (R/L) overlay.

SECTION 5: Section 21.13.030, Special Conditions Attached to Certain Properties, is hereby amended to delete subsection "H" (Drive-through restrictions along Spring Street) and Figure 21.13-6. Subsections I and J shall be renumbered to subsections H and I, accordingly.

SECTION 6: Section 21.16.190, SP Overlay District is hereby established to read as follows:

21.16.190 SP Overlay District. The land uses and regulations set out in Chapter 21.16B shall apply in the SP Overlay District.

SECTION 7: Chapter 21.16B, Redevelopment District, is hereby deleted.

SECTION 8: New Chapter 21.16B, Specific Plans, is hereby established as shown in Exhibit B.

SECTION 9: Table 21.16.210 (Development Standards for C-1, C-2, C-3, M, and PM Districts) is hereby amended to delete Note #2a (which requires a 15 foot setback along Spring Street).

SECTION 10: Section 21.161.060 (Multi-Family Residential Density) is hereby amended to read as follows:

21.161.060 Density of Residential Development.

A. There are three distinct areas of the City, each area with its own pattern of land subdivision, street layouts, lot sizes, and lot dimensions, which affects multiple family residential densities differently.

1. West Side (of the Salinas River), in Blocks No. 1 Through 196 of the Original City Subdivision. Lots within Blocks 1 through 196 of the original subdivision of the City of El Paso de Robles that have been categorized by the Land Use Element of the General Plan for multiple family residential use, as shown in Figure 21.161.060, were originally designed to measure 50 feet wide by 140 feet deep and have an area of 7,000 square feet. Such lots fronted onto a grid pattern of streets with right-of-way widths of 80 feet, and backed up to alleys with right-of-way widths of 20 feet. Consistent with the intent of this subdivision, on lots with said dimensions, a maximum of two dwelling units may be established on an R-2 zoned lot and a maximum of three dwelling units may be established on an R-3 zoned lot. Note: Properties within the Uptown/Town Centre Specific Plan are not subject to this Chapter.

On lots that have been reconfigured to have depths more or less than 140 feet and/or widths more or less than 50 feet, densities shall be calculated as two units per 7,000 square feet (or one unit per 3,500 square feet) in the R-2 zone and three units per 7,000 square feet (or one unit per 2,333 square feet) in the R-3 zone. The provisions of Section 21.16L.050 (Fractions) shall not be used to create new lot configurations that would result in densities that exceed these ratios.

The ability to develop a lot located within blocks 1 through 196 of the original subdivision of the City of El Paso de Robles to its maximum density is subject to demonstrating that development will conform with general plan policies, city ordinances and standards regarding preservation of oak trees, hillside protection, providing proper storm drainage, and providing safe vehicular access.

- ~~2. West Side (of the Salinas River), Outside of Blocks No. 1 Through 196 of the Original City Subdivision. In this area, lot sizes vary, and are generally larger than 7,000 square feet. Streets are designed in a grid pattern. Spring Street has a right of way width of 80 feet, but the right of way width of most streets is 60 feet. Many blocks in this area do not have alleys.~~

~~The number of dwelling units that may be established shall be calculated based on the "average slope" of the "developable area" of a lot. Methods for determining average slope and developable area are defined below.~~

~~a. Developable Area. The "developable area" of a lot is defined as net area remaining after deducting the following excluded areas:~~

~~(1) Any area of the lot with natural slopes of thirty five percent or greater;~~

~~(2) Any area of the lot within the critical root zones of a compact grouping of ten or more mature oak trees ("mature" as defined in Chapter 10.01 of this code), where critical root zones between trees in the grouping are separated by ten feet or less. Exception: On those lots created prior to the effective date of Ordinance 835 N.S. on September 20, 2002, "driplines" may be used instead of "critical root zones". The "dripline" is that area directly beneath the outer edges of the canopy of an oak tree.~~

~~b. Average Slope: The average slope of the developable area shall be calculated using the following formula:~~

$$\text{Average slope (\%)} = \frac{I \times L \times 100}{SF}$$

~~Where:~~

~~I — Contour interval in feet. Contour intervals shall not exceed five feet.~~

~~L — Combined length of contour lines measured within the developable area.~~

~~SF — Square feet of developable area.~~

~~c. Maximum Density Determination:~~

~~(1) Policy C 5B of the 2003 Conservation Element of the General Plan provides that densities shall decrease as the underlying natural slope increases. The maximum density of a lot shall be determined by dividing the lot's developable area by the minimum site area per unit listed in Table 21.161.060.A.2 for the average slope of the developable area.~~

Table 21.161.060.A.2

Average Slope of Developable Area (%)	Maximum density (units/square foot)		
	R 2 Zone	R 3 Zone *	R 4 Zone *
0-4	4,000	2,667	2,000
5-9	5,000	3,333	2,500
10-14	6,250	4,167	3,125

15—24	7,500	5,000	3,750
25—34	10,000	6,667	5,000

~~* See exceptions below.~~

~~(2) Exceptions to Table 21.161.060.A.2 are as follows:~~

~~(a) For those R-3 zoned lots located west of Vine Street, between 32nd and 36th Street, which were re-categorized by the 1991 and 2003 General Plan as RMF-8, the densities for the R-2 Zone shall apply.~~

~~(b) For those R-4 zoned lots located north of 24th Street, east and west of Spring Street, which were re-categorized by the 1991 and 2003 General Plan as RMF-12, the densities for the R-3 Zone shall apply.~~

3. East Side (of the Salinas River). On the East Side of the City, lot sizes of multiple family zoned lots tend to be larger than those on the West Side. Streets are laid out to follow topography. Most local streets have rights-of-way widths of 60 feet.

General Plan policy provides that densities decrease as the underlying natural slope increases. The maximum density of a lot shall be determined by multiplying the acreage of a lot's developable area by the density factors listed in Table 21.161.060.A. ~~23~~ for the average slope of the developable area. The method of determining the "average slope" of the "developable area" of a lot shall be ~~the same as that set forth in subdivision A.2 of this section~~ is described in subsections "a" and "b", below. Additionally, the area within any dedication for public streets within or adjacent to a lot proposed for development shall be included within the developable area for purposes of calculating allowable density.

a. Developable Area. The "developable area" of a lot is defined as net area remaining after deducting the following excluded areas:

(1) Any area of the lot with natural slopes of thirty-five percent or greater;

(2) Any area of the lot within the critical root zones of a compact grouping of ten or more mature oak trees ("mature" as defined in Chapter 10.01 of this code), where critical root zones between trees in the grouping are separated by ten feet or less. Exception: On those lots created prior to the effective date of Ordinance 835 N.S. on September 20, 2002, "driplines" may be used instead of "critical root zones". The "dripline" is that area directly beneath the outer edges of the canopy of an oak tree.

b. Average Slope: The average slope of the developable area shall be calculated using the following formula:

$$\text{Average slope (\%)} = \frac{I \times L \times 100}{\text{SF}}$$

Where:

I = Contour interval in feet. Contour intervals shall not exceed five feet.

L = Combined length of contour lines measured within the developable area.

SF = Square feet of developable area.

Table 21.16I.060.A.23

Average Slope of Developable Area (%)	Maximum density (units/acre)			
	R-2 Zone *	R-3 Zone *	R-4 Zone	R-5 Zone
0 – 4	8.0	12.0	16.0	20.0
5 – 9	6.5	9.5	13.0	16.0
10 – 14	5.0	7.5	10.0	13.0
15 – 24	4.0	6.5	8.5	10.5
25 – 34	3.0	5.0	6.5	8.0

Exceptions to Table 21.16I.060.A.3 are as follows:

- (a) Those R-2,B-3-zoned lots located in the Orchard Bungalow subdivision, north of Creston Road, between Walnut Drive and Orchard Drive may have a maximum of three units for every twenty thousand square feet of lot area, regardless of the underlying average slope category.
- (b) For those R-3 zoned lots located west of Creston Road at Cedarwood Drive, which were re-categorized by the 1991 and 2003 General Plan as RMF-8, the densities for the R-2 Zone shall apply.

B. Densities for Convalescent Homes and Residential Care Facilities for the Elderly. Regardless of where a multiple family zoned property is located in the City, density limits for dwelling units shall not apply to the allowable intensity of land use for such facilities as convalescent homes, skilled nursing facilities, residential care facilities for the elderly, and similar facilities as defined by state law. The number of rooms and/or occupants for such a facility shall be determined on a case-by-case basis in conjunction with an application for a conditional use permit.

SECTION 11: Section 21.16L.040 (Density Bonuses for New Housing) is hereby amended to read as follows:

21.16L.040 Density bonuses - new housing

A. Except as provided for properties located within the Uptown/Town Centre Specific Plan in the manner set forth in Subsection E, below, the number of density bonus dwelling units to be granted for a new housing development shall be determined as follows:

1. For those projects described by Subsections A and B of Section 21.16L.030: The minimum density bonus shall be twenty percent (20%) of the maximum number of dwelling units permitted on a property under the Land Use Element of the General Plan. For projects described by Subsections A and B that propose greater percentages of dwelling units for low and very low income households, the density bonuses shall be increased as shown in the table below. Any resulting decimal fraction shall be rounded to the next larger integer.

Percent of units affordable to low income households	Minimum density bonus	Percent of units affordable to very low income households	Minimum density bonus
10%	20.0%	5%	20.0%
11%	21.5%	6%	22.5%
12%	23.0%	7%	25.0%
13%	24.5%	8%	27.5%
14%	26.0%	9%	30.0%
15%	27.5%	10%	32.5%
16%	29.0%	11% and above	35.0%
17%	30.5%		
18%	32.0%		
19%	33.5%		
20% and above	35.0%		

The density bonus shall not be included when determining the number of dwelling units that equal to the percentages of the units in the first and third columns above. For example, if the general plan would permit development of 40 units on a property, and an applicant proposes to provide 10% of the units affordable to low income households, the applicant would be granted a density bonus of 8 units (20% of 40 units allowable under the general plan). The housing project would, therefore, consist of 48 units, of which 4 (10% of 40 units) must be made to be affordable to low income households.

2. For those projects listed in subsection C of Section 21.16L.030: The density bonus for any project that sets aside a minimum number of thirty-five (35) dwelling units for use by qualified senior citizens, as that term is defined in Civil Code section 51.3(b)(1) shall be entitled to a twenty percent (20%) density bonus unless a lesser percentage is elected by the applicant/developer.

3. For those projects listed in subsection D of Section 21.16L.030: The minimum density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

Any resulting decimal fraction shall be rounded to the next larger integer.

The density bonus shall not be included when determining the number of dwelling units that equal to the percentages of the units affordable to moderate income households between ten and thirty-five percent.

- B. An applicant may, in writing, elect to accept a density increase less than the percentages specified in Subsections A.1, A.2, and A.3 of this Section. In such a case, the City may grant such a lesser density bonus provided that the same proportion of target dwelling units is maintained. For example, if the general plan would permit development of 40 units on a property, and an applicant proposes to provide 10% of the units affordable to low income households, should the applicant request only a 10% density bonus (instead of the 20% allowed), the City could approve a 44 unit project (instead of 48 units) with 2 target dwelling units (instead of 4 target dwelling units).

- C. If an applicant requests a density bonus of more than the percentages specified in Subsections A.1 through A.3 of this Section, the requested density increase shall be considered an additional density bonus. The City Council may, at its discretion, grant an additional density bonus if a written finding is made by the City Council that the additional density bonus is required in order for allowable housing expenses for the proposed housing development to be set as affordable. In granting an additional density bonus, the City may require some portion of the additional density bonus to be designated as target dwelling units.

- D. A density bonus housing agreement shall be a condition of discretionary permits (i.e., tentative maps, parcel maps, and development plans) for all applicants who request a density bonus and incentives or concessions. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a housing development which are designated for the location of target dwelling units. The density bonus housing agreement shall be consistent with Section 21.16L.130.

- E. In the Uptown/Town Centre Specific Plan Area, densities are not established as a function of the number of dwelling units per acre, but rather by meeting development standards for building placement (setbacks), off-street parking, and open space. In this specific plan area, higher densities may generally be achieved by building dwelling that are relatively smaller in floor area and with fewer bedrooms. Developers of target dwelling units for lower income residents may apply for incentives, which may act to increase densities.

SECTION 12: Chapter 21.16M, Senior Housing (SH) Overlay District, is hereby deleted.

SECTION 13: Section 21.18C.020 (Mixed Use Overlay District Applicability) is hereby amended to read as follows:

21.18C.020. Applicability

Mixed-use development regulations apply to mixed-use development projects that include residential and commercial land uses on the same project site in locations designated on the zoning map as a mixed-use overlay zoning district.

There are general development standards and guidelines that apply to all mixed-use development projects, ~~and there are three mixed-use overlay sub-areas that have specific site development criteria and design guidelines that apply to land within those sub-areas only. The three subareas are: (1) Downtown Core; (2) Outer Core; and (3) the Eastside.~~

Property designated with a mixed-use overlay may also be developed with only the uses permitted or conditionally permitted in the underlying zoning district.

SECTION 14: Section 21.18C.060 (Mixed Use Overlay District – Subarea Site Development Criteria and Design Guidelines) is hereby amended to read as follows:

21.18C.060. Subarea Site Development Criteria and Design Standards

- ~~A. Downtown Core. The Downtown Core of Paso de Robles is envisioned to continue the historical character of development. The design of development in this area is generally implemented through the Downtown Design Guidelines. Existing oak trees shall be preserved, consistent with the City's oak tree preservation ordinance.~~

- ~~B. Outer Core. The Outer Core generally supports continued residential uses with office uses mixed in. The overall scale and design of uses in the Outer Core areas should be consistent with the underlying zoning district. For instance, mixed uses in the multi-family zoned areas should be designed to fit within the residential context of the neighborhood with residentially oriented building details and scale.~~

- ~~C. Eastside Area. Mixed-use development in the Eastside Area shall be designed to retain oak trees and protect water course drainages, and be designed to reduce cut and fill slopes by use of multi-level foundation systems, post and beam construction, etc.~~

SECTION 15: Section 21.20.010 (General Regulations and Exceptions - Generally) is hereby amended to read as follows:

21.20.010. Generally

The regulations specified for this title shall be subject to the general provisions and exceptions set forth in this chapter. Exception: Only those sections of this chapter that are specifically referenced in Chapter Five of the Uptown/Town Centre Specific Plan shall apply within the Uptown/Town Centre Specific Plan Area.

SECTION 16: Section 21.20.215 (Residential uses in commercial zones) is hereby deleted.

~~In the commercial service area bounded by 18th Street, 24th Street, the railroad tracks and Highway 101, residential single family (R-1) and multiple family low (R-2) uses may occur subject to approval of a conditional use permit. The development of residential~~

~~single family (R-1) shall use the development standards as specified in Chapter 21.16E (R-1 District Regulations). The development of multiple family low residential (R-2) shall use the development standards as specified in Chapter 21.16I (Multiple Family Residential Districts).~~

SECTION 17: Section 21.20.260 (Fire Control) is hereby deleted.

~~See fire control regulations in the Uniform Building Code.~~

SECTION 18: Section 21.22.030 (Definitions for Off-Street Parking) is hereby amended to read as follows:

21.22.030. Definitions

~~"Downtown parking assessment district" means the boundaries of the district in effect on July 1, 1987.~~

~~"Downtown area" means the geographical area generally bounded by 7th Street on the south, 17th Street on the north, Oak and Vine Streets on the west, and State Highway 101 on the east; the more precise boundaries are illustrated in Figure 21.22-4.~~

"Fixed seats" means two lineal feet of pews, benches or other stationary seating.

"Freestanding" means one land use or combination of land uses, subject to a single business license, on one parcel of land. Except as specifically noted, all off-street parking standards apply to freestanding land uses.

"Multitenant" means multiple land uses (subject to multiple business licenses) on one parcel of land.

"Spaces" means off-street parking spaces, open or enclosed, developed in accordance with the provisions of this chapter.

SECTION 19: Section 21.22.035 (Downtown Area Parking Space Requirements) is hereby deleted.

Note: An amended version of this section is proposed to be inserted in Section 5.7.2 of the Uptown/Town Centre Specific Plan.

SECTION 20: 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 21. 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 22. Inconsistency. To the extent that the terms of 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 and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 23. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on February 15, 2011, and passed and adopted by the City Council of the City of El Paso de Robles on the 1st day of March 2011 by the following roll call vote, to wit:

AYES:

NOES:

ABSTAIN:

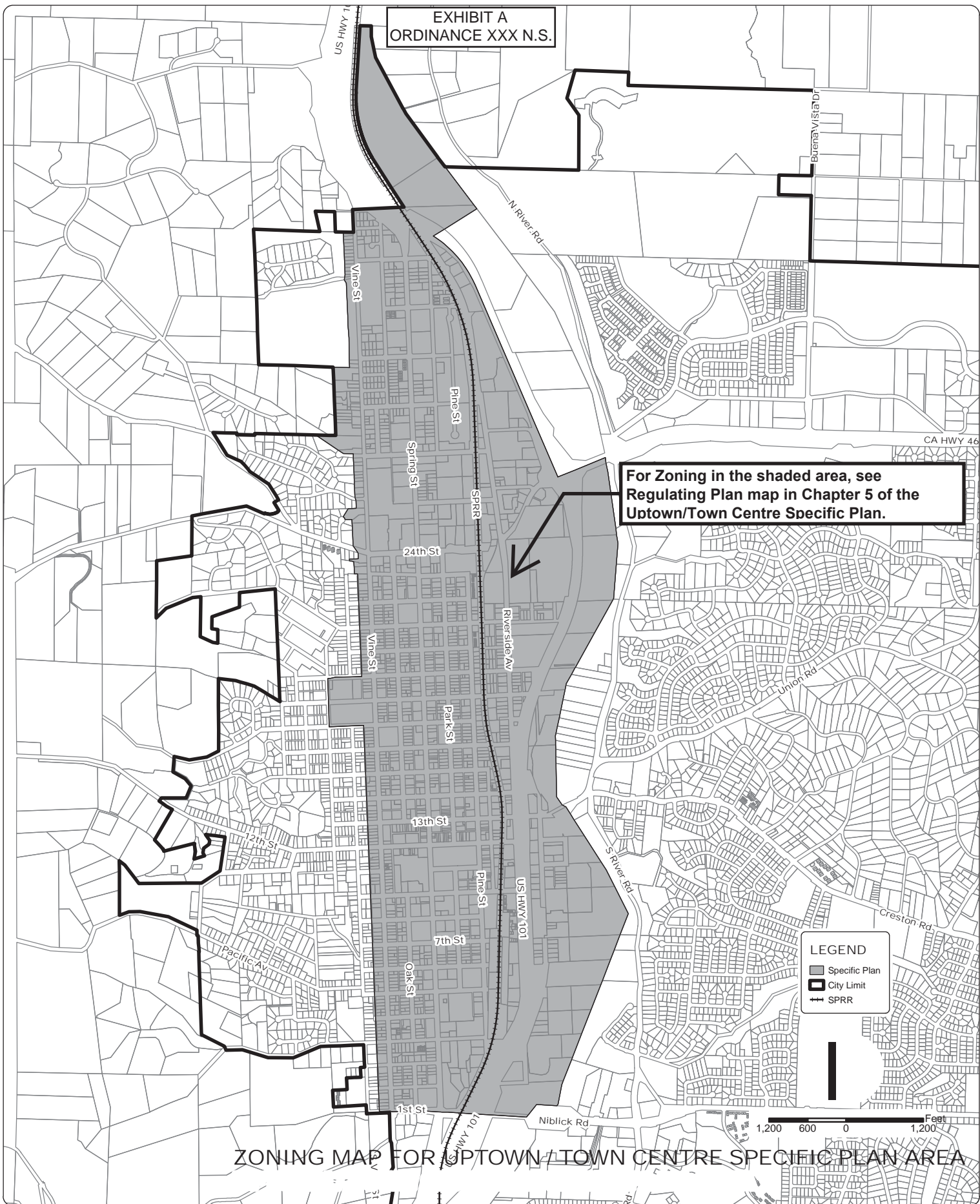
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

EXHIBIT A
ORDINANCE XXX N.S.



For Zoning in the shaded area, see
Regulating Plan map in Chapter 5 of the
Uptown/Town Centre Specific Plan.

ZONING MAP FOR UPTOWN/TOWN CENTRE SPECIFIC PLAN AREA

Exhibit B

Chapter 21.16B

SPECIFIC PLAN (SP) OVERLAY ZONE

Sections:

21. 16B.010	Purpose
21. 16B.020	Applicability
21. 16B.030	Contents of Specific Plans
21. 16B.040	Adoption and Amendment of Specific Plans
21. 16B.050	Fees
21. 16B.060	Development Regulations Contained Within Specific Plans
21. 16B.070	Approval Procedure for Projects After Adoption of Specific Plan
21. 16B.080	Effect of Plan

21. 16B.010 Purpose.

- A. The Land Use Element of the General Plan provides for the adoption of Specific Plans, as defined by Government Code Sections 65450 et seq., where it would be appropriate to:
1. Retain unique site features;
 2. Insure a cohesive development pattern for the area; (A Specific Plan could establish site planning, design and architectural parameters that could integrate the uses of the different parcels in the area).
 3. Lend themselves to long-term development and infrastructure phasing; and
 4. Allow for flexibility in site planning in order to encourage creative and higher quality design and to ensure compatibility with surrounding land uses.
- B. The Land Use Element of the General Plan establishes the authority to use specific plans to provide flexibility in terms of the following:
1. Distribution of densities within the geographic area covered;
 2. Parcel sizes and location (including clustering to retain unique site features);
 3. Development Standards and other Zoning Ordinance requirements;
 4. Allowable land uses by providing an opportunity for mixed use provisions (e.g. neighborhood serving commercial land uses) within the overall residential densities anticipated in the General Plan. This flexibility includes the ability to provide for multi-

family land uses as long as the total dwelling unit count is within the scope of the General Plan designation for the geographic area under consideration.

- C. To implement these Land Use Element Policies, the Specific Plan (SP) Overlay Zoning District is established. The purpose of this Chapter is to explain:
1. The contents of specific plans;
 2. The process for adopting and amending specific plans;
 3. Fees that the City may charge to recover the costs of preparing, amending, and administering specific plans;
 4. The effect that development regulations adopted as part of specific plans have on regulations contained within this Chapter.

21. 16B.020 Applicability

The Specific Plan (SP) Overlay Zone is applied to those properties designated by the Land Use Element of the General Plan for being subject to the preparation of a specific plan.

21. 16B.030 Contents of Specific Plans

- A. As specified in Government Code Section 65451, Specific plans shall include the following components:
1. A text and a diagram or diagrams which specify all of the following in detail:
 - (a) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (b) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (c) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (d) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
 2. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

- B. As specified in Government Code Section 65452, Specific Plans may address any other subjects which in the judgment of the City are necessary or desirable for implementation of the General Plan.

21.16B.040 Adoption and Amendment of Specific Plans

- A. Specific Plans shall be adopted by both resolution and ordinance.
- B. Resolutions shall govern those components of specific plans that are:
 - 1. Policy statements describing the vision for development;
 - 2. Descriptions of the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities; and
 - 3. Programs of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items (1) and (2).
- C. Ordinances shall govern those components of specific plans that act as zoning regulations for the areas covered by specific plans:
 - 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan; this would include "regulating plans", land use/zoning maps; and
 - 2. The regulations for development of said lands.
- D. Adoption and amendment of specific plans shall be accomplished in the manner set forth in Chapter 21.23A.
- E. Prior to adopting or amending a specific plan, the City Council shall make the following findings:
 - 1. That the specific plan or amendment thereto is consistent with the goals, objectives, and policies of the General Plan;
 - 2. That the specific plan or amendment thereto would not be detrimental to the public health, safety, or welfare of the community;
 - 3. That the specific plan or amendment thereto includes provisions which ensure that adequate public facilities will be available to serve the range of development described in the plan.

21.16B.050 Fees

- A. As provided in Government Code Section 65456, the City may establish a fee to recover the estimated cost of preparing, amending, and administering individual specific plans. Said fee shall be adopted by resolution and may be amended from time to time by resolution to account for adjustments for inflation. For those specific plans for which fees are established, said fees shall be made a condition of issuance of building permits for new dwelling units and for new commercial floor area, but collectible at the time of issuance of certificates of occupancy.
- B. Fees will be established for specific plan areas in which land that had been used for agricultural or very-low intensity rural use will be re-designated to be developed with substantially higher intensity urban and/or suburban uses. In such areas, the expected number and frequency of building permits for new development would make cost recovery feasible.
- C. Fees may not be established for specific plan areas that are already largely developed with urban uses where the purpose of the specific plan is to guide infill development and redevelopment. In such areas, the expected number and frequency of building permits for new development would not be sufficient to make cost recovery feasible.

21. 16B.060 Development Regulations Contained Within Specific Plans

- A. As provided by Government Code Section 65451, specific plans shall address the distribution, location, and extent of the uses of land within the area covered by the plan and standards and criteria by which development will proceed. Such components shall have the effect of zoning regulations that may supplement and/or supersede development regulations set forth in this Title.
- B. This section will establish the understanding of the relationships of development regulations, including zoning districts, adopted by individual specific plans.
- C. Union/46 Specific Plan: The Union/46 Specific Plan was adopted in 1988. Chapter 3 of this specific plan establishes maximum densities (number of dwelling units) that may be developed within subareas and various development regulations such as: minimum lot sizes, maximum developable slopes, setbacks, and grading limitations that supplement and supersede certain development regulations for underlying zoning districts shown on the Zoning Map adopted pursuant to Section 21.12.020.
- D. Borkey Area Specific Plan: The Borkey Area Specific Plan was adopted in 1990. Chapter 3 of this specific plan establishes maximum densities (number of dwelling units) that may be developed within subareas and various development regulations such as: minimum lot sizes, agricultural buffers, setbacks, and other standards that supplement and supersede certain development regulations for underlying zoning districts shown on the Zoning Map adopted pursuant to Section 21.12.020.

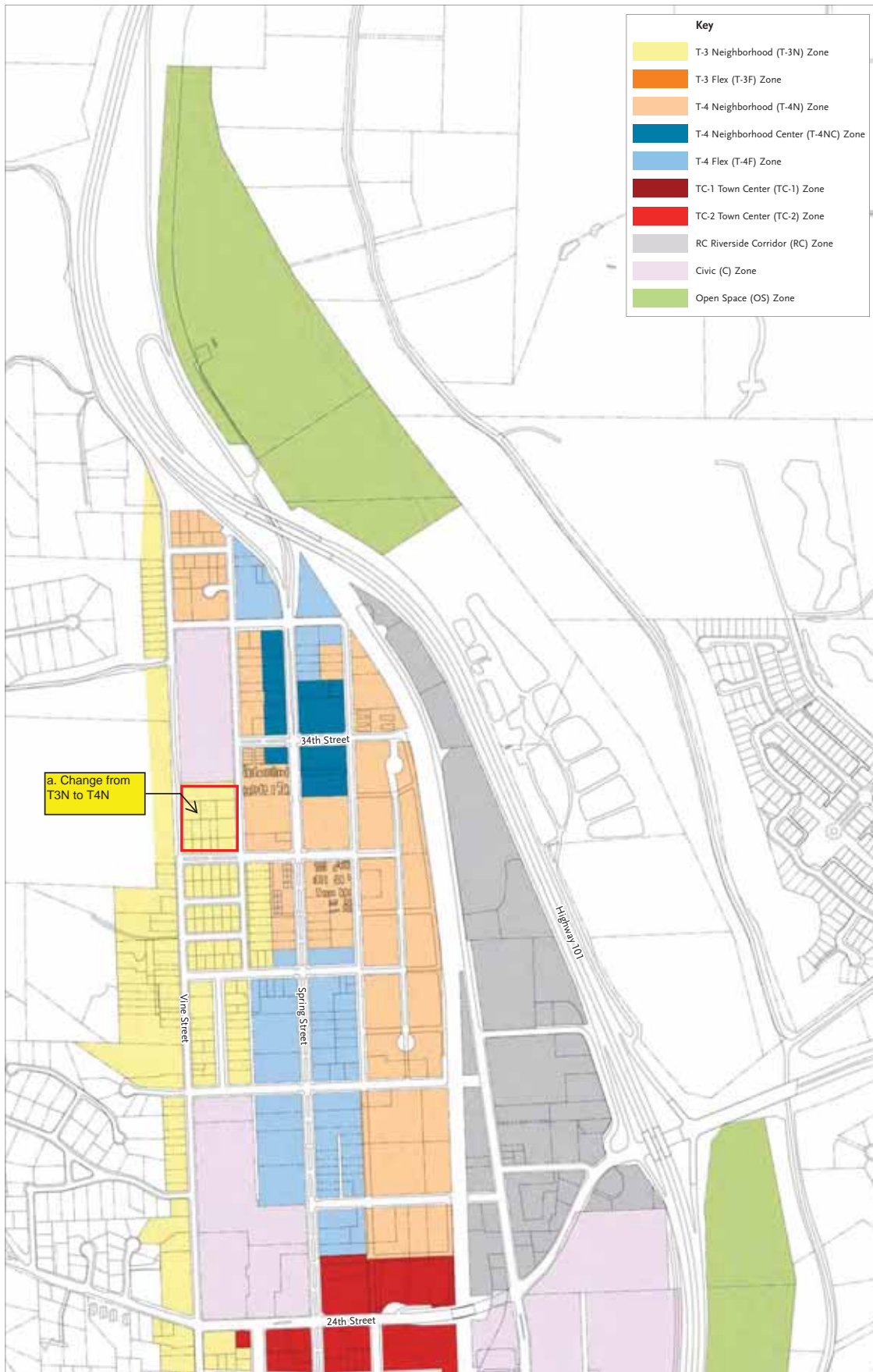
- E. Uptown/Town Centre Specific Plan: The Uptown/Town Centre Specific Plan was adopted in 2011. Chapter 5 of this specific plan is a form-based zoning code that includes a regulating plan and detailed regulations for development of properties within the area covered by this specific plan. This regulating plan map supersedes the Zoning Map adopted pursuant to Section 21.12.020, which was amended to delete all zoning districts, base and overlay, that predated adoption of this specific plan. The regulations in Chapter 5 do refer to certain chapters and sections in this Title as having effect within the area covered by this specific plan.
- F. Chandler Ranch Area Specific Plan (Reserved)
- G. Olsen Ranch/Beechwood Area Specific Plan (Reserved)

21. 16B.070 Approval Procedure for Projects After Adoption of Specific Plan

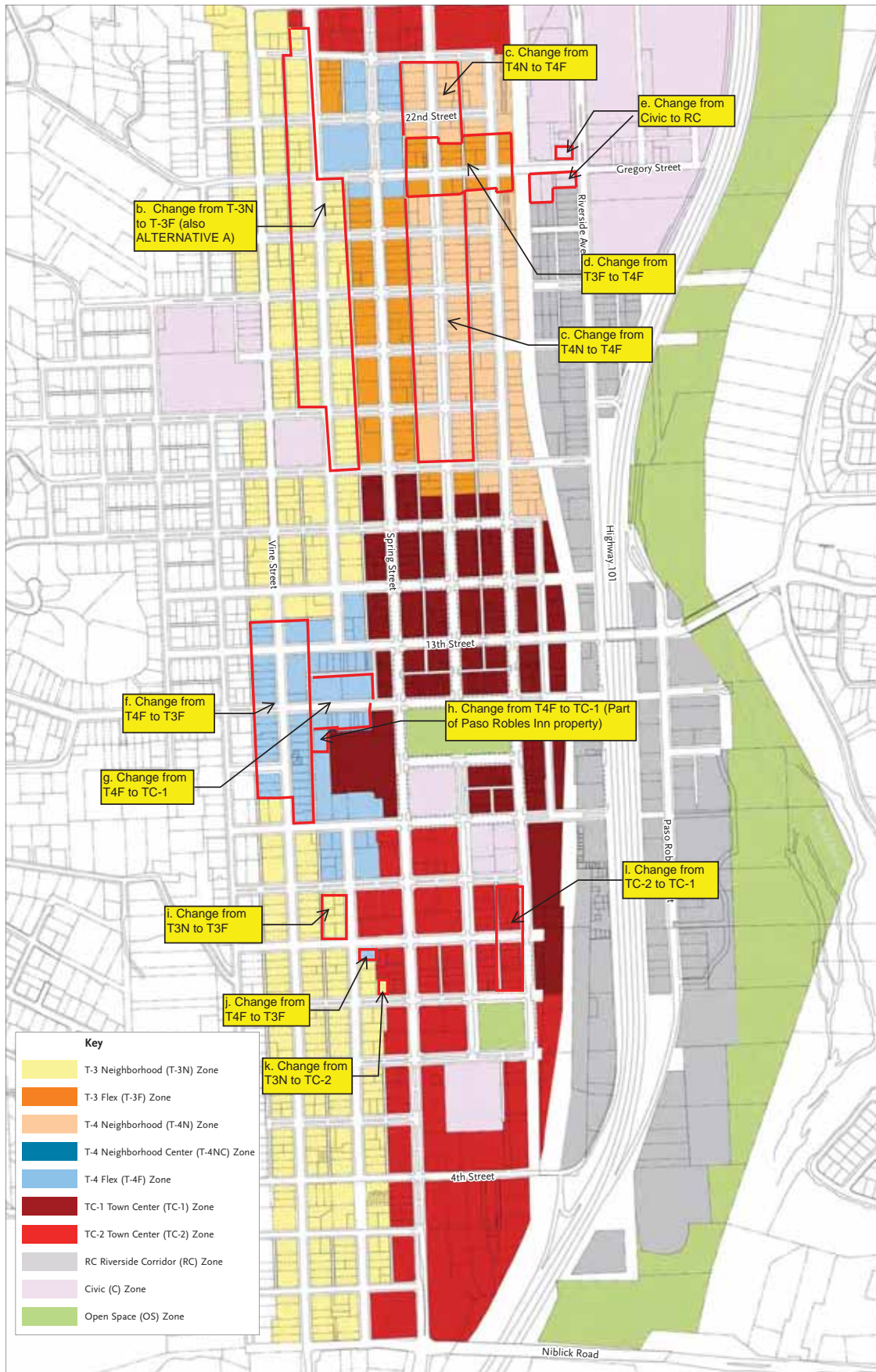
- A. No zoning code amendment, tentative tract map, tentative parcel map, lot line adjustment, development plan, site plan, plot plan, conditional use permit, variance, waiver, or street abandonment may be approved unless it is consistent with the applicable specific plan.
- B. Development within the specific plan areas is subject to the review process set forth in Chapter 21.23A unless the text of the applicable specific plan provides otherwise.

21. 16B.080 Effect of Plan

- A. Within an area designated by the Land Use Element of the General Plan for adoption of a specific plan, no discretionary land use approval (tentative tract map, tentative parcel map, development plan, conditional use permit, variance, waiver, or street abandonment) may be approved until a specific plan is adopted.
- B. On a case-by case basis, the City Council may grant relief from the restriction described in subsection "A" and provide exceptions for the following:
 - 1. Conditional use permits for occupancy of existing buildings.
 - 2. Development that is consistent with the General Plan and with the planned use of the property and which is adequately served with existing public improvements such as transportation, water, sewer, storm drain, parks and open space facilities.



Uptown Regulating Plan



Downtown Regulating Plan

Uptown/Town Centre Specific Plan Possible Changes to Chapter 2 (Beyond the Addendum)

Salinas River – Orientation of Development Along Paso Robles Street

On October 26, 2010, the City Council and Planning Commission conducted a public workshop on the specific plan's proposals for development of private property and public improvements along the west bank of the Salinas River, adjacent to Paso Robles Street.

As discussed at that workshop, the following changes to the text on Pages 2:18-20 are offered for consideration by the Planning Commission and City Council. The text selection below has edited out discussions of development and trails along the east side of the river.

Additions to the text are noted in underlined text; deletions are noted in ~~strike through~~.

B. Key Goals

1. **Change the City's Orientation to the River.** Paso Robles, like many other American cities and towns, turns its back to the river. The west side of Paso Robles is currently severed from the Salinas River by Highway 101, its on and off ramps, and the railroad tracks. In addition, portions of Highway 101 have been built at the extreme edge of the river's top of bank, seriously diminishing the amount of flat, usable, and occupiable land adjacent to the river. The only significant pre-freeway remnant of Paso Robles that still abuts the River is a handful of blocks between Niblick Road and 13th Street. To make matters worse, north-south movement within the river corridor is impeded by the Niblick Road, 13th Street, and Highway 46 automobile bridges that currently cross the river. These physical constraints, along with the existing zoning code requirements, have encouraged primarily light industrial buildings and the City's water treatment plant to develop along the western edge of the river - buildings and facilities that, in their current configurations, turn their back to the river.

The eastern edge of the river ...

Transforming the Salinas River into a significant community resource will require a conceptual and physical shift from the existing situation.

Proposal

- a. ~~New development should "front" the river. This entails introducing public access ways (whether streets or trails) along the river's bank and requiring buildings to front these streets or trails.~~

In accordance with the City's Gateway Plan, new development along the east side of Paso Robles Street and along side streets that provide public access to the river (also referred to as "stub" and "finger" streets in the City's Gateway Plan) should be designed to provide aesthetically-pleasing frontages along these streets. Additionally, new development that extends to the bank of the river (generally along the alignment of "Garden Street") should provide an aesthetically-pleasing frontage to the trail to be developed along the west side of the river. Methods to achieve this may include "four-sided" architecture and landscaping materials to enhance the elevations of buildings and/or to screen views of outdoor storage areas.

2. **Provide Increased Opportunities for Citizens to Engage the River.** As demonstrated in the enthusiastic support for the 2005 "Follow the River, Follow the Dream" design workshop, the community has expressed an overwhelming interest in increased access to the Salinas River. The Plan addresses this desire and explores feasible and fundable amenities in the form of: ~~with proposals for two types of amenities:~~ 1) Trails and 2) Destinations.

The City will need to develop a Salinas River Master Plan in the future to plan and design future river improvements (trails and destinations) contained in this specific plan and in the "Follow the River,

Uptown/Town Centre Specific Plan Possible Changes to Chapter 2 (Beyond the Addendum)

Follow the Dream” design workshops. The Salinas River Master Plan can also be used to prioritize future funding opportunities for public improvement.

Proposals

a. Trails. Currently, there are only two pedestrian/bike trails alongside the river and their extent is limited to short stretches. The Plan proposes extending these trails to form a continuous pedestrian/bike trail system on both the east and west sides of the river. Due to the very different makeup of the existing conditions of the two sides of the River, the east side and west side trails are quite distinct in both their courses and their characters. Nevertheless, the two sides are comprised of the following elements and criteria:

- A single, ten-foot wide, main trail that comfortably accommodates both bicyclists and pedestrians. The trail is graded and demarcated by a surface treatment and is located, at a minimum, outside of the 10-year floodway, and generally outside of the 50-year floodway (in order to minimize the statistical likelihood of the trail being destroyed by flooding). Consistent signage provides wayfinding and “brands” the trail.
- Spur trails that branch off of the main trail. These trails are located within the 10-year floodway to allow people to get closer to the water, but should be considered temporary, since they will probably be impacted fairly frequently by seasonal river flows. Permanent trails should not be located any closer to the river than the 10-year floodway boundary.

The East and West Side Trails meet at two pedestrian/bicycle bridges that span the Salinas River 100-year floodway, one at the north end of the plan area, the other at the south end. The northern bridge is located at the historic Hot Springs site. The southern bridge is located at Charolais Road and connects to an existing right-of-way that will one day connection Charolais Road to Highway 101. The two bridges allow the East and West Side Trails to form a large loop that connects to the larger trail systems of the city, county, and region.

i. East Side Trail. ...

ii. West Side Trail. The West Side Trail is comprised of a combination of riverside trails and on-street paths. Beginning at the Charolais Road pedestrian/bicycle bridge, the West Side Trail follows the Salinas River along the top of bank, staying outside of the 10-year and 50-year floodway as much as possible. At 12th Street, the trail crosses Highway 101 over a new pedestrian bridge and joins the urban fabric of the city, at which point its paving surface change from decomposed granite to pavement. Until the pedestrian bridge is built or if the pedestrian bridge is not built, the trail would cross the existing 13th Street Bridge. At this point, trail users may either continue north along Riverside Drive or continue to Paso Robles City Park and then head north along the re-landscaped Park Street Greenway. Both the Riverside Drive and Park Street trails lead to the Hot Springs Interpretive Center and connect to the East Side Trail via the Hot Springs pedestrian/bicycle bridge. Importantly, the West Side Trail provides opportunities for designation as a portion of the historic Anza Trail.

b. Destinations. Currently, there is only one destination site alongside the river—Larry Moore Park. The Plan proposes four additional destinations and opportunities for people to engage the Salinas River, all of which are linked to one another by the East and West Side Trails.

i. Paso Robles River Overlook/Paseo. A key component of switching Paso Robles' relationship to the Salinas River from “back” to “front” is the redevelopment of the Paso Robles Street area, which has the potential to become a major destination, while providing opportunities for people to engage the river.

Uptown/Town Centre Specific Plan Possible Changes to Chapter 2 (Beyond the Addendum)

The Plan proposes a tree-shaded River Overlook and Paseo along the top of the riverbank that should provide an inviting place for Paso Robles to stroll along the edge of the Salinas River. The Paseo, corresponding to the geometry of the river, gracefully curves along the riverbank just outside the 100-year floodway line, thereby maximizing the buildable land area while adhering to California Department of Fish & Wildlife and U.S. Army Corps of Engineers' regulations.

The Paseo ~~is~~ may be surfaced with either a concrete (asphalt or Portland Cement) surface, which may be porous, or with decomposed granite and ~~is~~ may be lined with sycamore trees "casually" placed at random intervals to form an appropriate transition between the urban edge of the town, and natural edge of the river. A short wall, integrated with seating, may defines the Paseo's river edge and acts as the City's "front porch" to the river.

The Paseo begins at ~~the new~~ 12th Street, where a new pedestrian overpass is proposed to ~~that~~ connects Downtown to a proposed new Salinas River interpretive center. The interpretive center may reuses existing, historic buildings situated around a public plaza capable of accommodating large gatherings and festivals. The plaza may includes a water feature celebrating Paso Robles' connection to the Salinas River and its relationship to the historic hot springs. The Paseo runs south next to blocks developed with a variety of possible uses including industrial, commercial, office, mixed-use, hotel, and/or conference uses, passing ~~an~~ a proposed amphitheater that cascades down the natural grade to the river corridor. Adjacent to the amphitheater ~~is~~ would be a lawn capable of accommodating various recreational activities, festivals, as well as overflow seating for the amphitheater.

The Paseo terminates at a group of small terraces that project beyond its edge ~~wall~~. The terrace provides views of the river as well as of a rain garden that runs the entire length of the Paseo. This rain garden is a functional stormwater best management practice (BMP) that uses grasses and wildflowers to remove pollutants, facilitate groundwater recharge, as well as function as an ornamental landscape. The rain garden could also function as a leach field capable of cleansing the sulfur water generated by the hot spring adjacent to City Hall.

A low-speed edge road with on-street parking may be incorporated into ~~runs parallel to~~ the Paseo. ~~Buildings fronting the road and, of course, the river provide passive surveillance ("eyes on the street") and emergency access to the area and the river corridor.~~

**Uptown/Town Centre Specific Plan
Possible Changes to Chapter 5 (Beyond the Addendum)**

Regulating Plan (Zoning Map) – Additional Zoning Changes (to those listed in the Addendum)

In addition to the proposed changes to the Regulating Plan listed in the addendum, the following are suggested for consideration. These changes are shown on map on the following page.

- A Reconsider Items #5b and 5c in Chapter 5 of the Addendum, which propose that “flex” (mixed use) zoning be added to the proposed T-3 and T-4 zoning along Oak and Park Streets, between 16th and 23rd Streets.

Reasons to leave these corridors as being zoned only for residential use would include:

1. There is presently a surplus of vacant office space in the Downtown and the office professional zones surrounding it. Adding more office zoning would work against City efforts to concentrate commercial activity in the Downtown to create synergies in an uninterrupted grouping of businesses that draw customers to the Specific Plan Area.
2. Introduction of offices into a residential area could be detrimental to the character of these historic neighborhoods, causing more homes to become rentals.

The consultant Team (M&P and Strategic Economics) have recommended against extending flex zoning on Oak and Park Streets for these purposes.

- B Replace proposed T-3F and T-4F Zoning on Spring Street, between 21st and 23rd Streets and on 21st Street, between Spring Street and the Railroad with TC-2 Zoning. The southwest corner of Spring and 21st Street would be included in this area.

Most of the properties in this area have developed with commercial land uses that are more-intensive than those that would be allowed in the proposed T-3F and T-4F Zones. If the City foresees that this area should continue to be used with similar land uses, then TC-2 Zoning would be the appropriate zone. Conversely, if the City would like the area to transition to one with neighborhood commercial uses and phase out the auto-related uses, then the proposed flex zoning would be appropriate

- C Replace proposed T-3F Zoning on the southeast and southwest corners of Park and 16th Streets with T-4F Zoning.

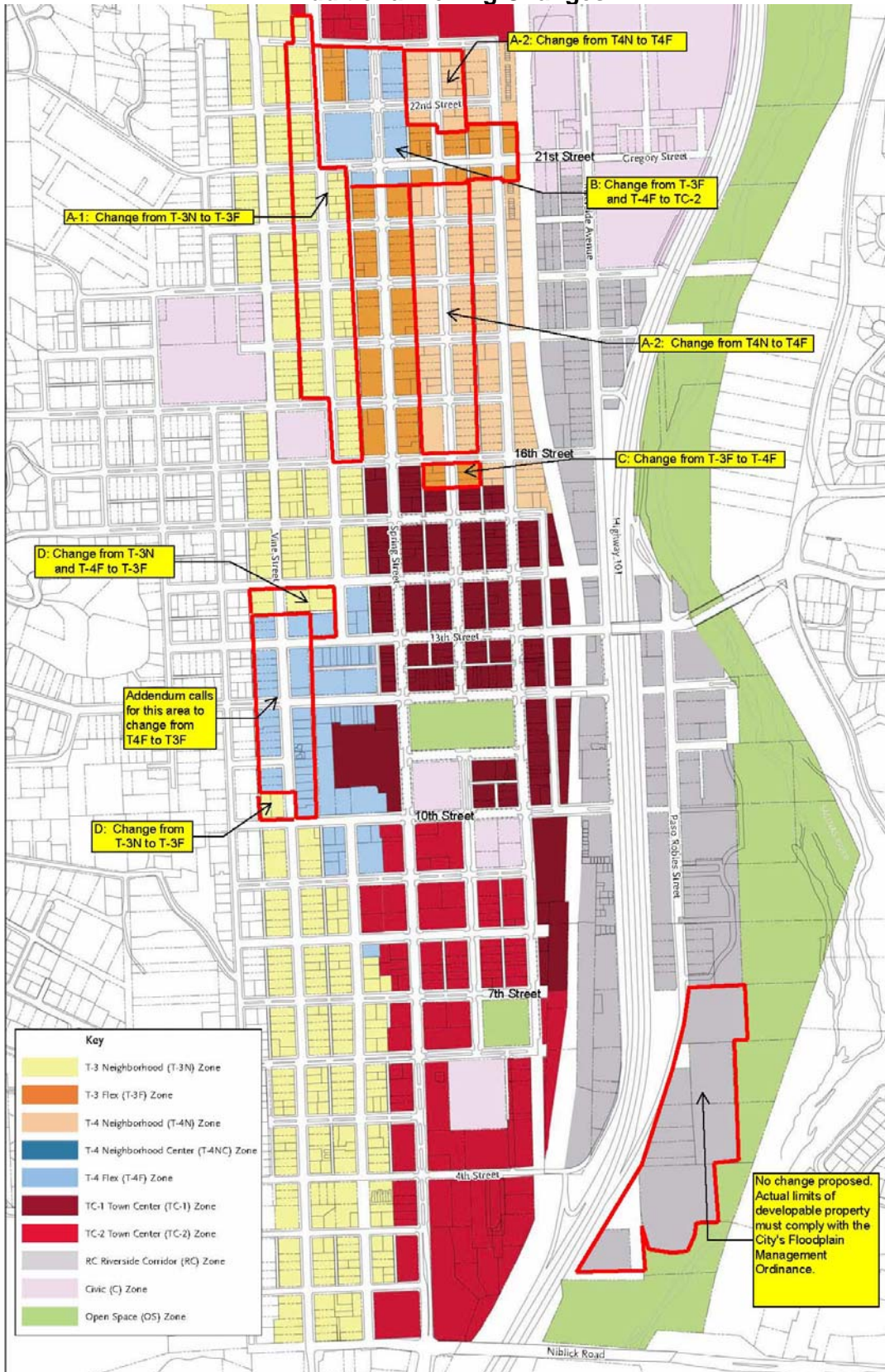
The properties to the north and east are proposed to be zoned for residential development at 12 units per acre. The properties to the south and west are proposed for Downtown Commercial. Increasing the density to 12 units per acre (which is what is allowed under the current zoning) would provide a better fit for the neighborhood.

- D Replace proposed T-3N Zoning on the southwest corner of Vine and 16th Streets, the northwest corner of Vine and 10th Streets and the south side of 14th Street, between Vine and Oak Streets with T-3F Zoning and replace proposed T-4F Zoning on the northwest corner of 13th and Oak Streets with T-3F Zoning.

The T-3N areas are presently in the Office Professional Overlay Zone, which is equivalent to T-3F. One of these properties was recently developed with a new office in a rehabilitated Victorian house. Including the properties in this area within the T-3F Zone would provide more-logical boundaries for the T-3F area. On May 26, 2010, the Council directed that the proposed T-4F zoning along Vine Street, between 10th and 14th Streets, including the northeast corner of Vine and 13th Streets, be zoned T-3F instead. Including the northwest corner of Oak and 13th Streets would provide more-logical boundaries for the T-3F area.

Uptown/Town Centre Specific Plan Possible Changes to Chapter 5 (Beyond the Addendum)

Additional Zoning Changes



**Uptown/Town Centre Specific Plan
Possible Changes to Chapter 5 (Beyond the Addendum)**

Zoning Regulations

Additions to the text are noted in underlined text; deletions are noted in ~~strike through~~.

1. Section 5.3.E:
 - a. Add “Landscape and Irrigation Ordinance (Chapter 21.22)” to the list.
 - b. Add “Historical and Architectural Preservation (Chapter 21.15)” to the list.
 - c. Consolidate the three bullet items :“Unlawful areas to camp”, “Unlawful areas to sleep”, and Limitations on use of travel trailers...” into a single bullet item that reads: “Unlawful areas to use recreational vehicles, to camp, to sleep, and limitations on use of travel trailers, recreational vehicles, and campers as residences (Sections 21.20.230 through 21.20.234)”
2. Table 5.3-1 (Zoning Matrix)
 - a. Allow auto detailing in TC-2 Zone.
 - b. Allow hot springs resort, subject to CUP, in OS Zone.
 - c. Allow banks in T-3F and T-4F Zones, but only on Spring Street.
 - d. Allow parking facility, subject to CUP, in the RC Zone.
 - e. Allow vacation rentals, subject to CUP, in the T-3F and T-4F Zones. (They are already conditional uses in the T-3N and T-4N Zones.)
 - f. Add “walk-up” restaurants to the permitted uses along with sit down restaurants.
 - g. Add “business, trade schools, colleges” as permitted uses in the TC-1, TC-2, and TC-3 Zones.
 - h. Allow certified farmer’s markets, subject to CUP, in the TC-1 Zone.
 - i. Allow nurseries in the T-3F and T-4F Zones, but only on Spring Street.
 - j. Allow animal hospitals and veterinary clinics, subject to CUP, in RC Zone.
3. Sections 5.4.1.B through 5.4.4.B – Building Placement in T-3N, T-3F, T-4N, and T-4F Zones. Revise interior side yard setbacks to allow 5 feet for 2 story buildings on lots that are 50 feet or less in width.
4. Sections 5.4.3.D and 5.4.4.D - Height Limit in T-4N and T-4F Zones. Revise to allow 3 story buildings.
5. Section 5.4.8.F – Allowed Frontage Types in RC Zone: Add an exception/footnote to provide that the DRC and Planning Commission may allow exemption from the frontage types in the RC Zone for properties located on Paso Robles Street and on Riverside Avenue, north of Black Oak Drive.

**Uptown/Town Centre Specific Plan
Possible Changes to Chapter 5 (Beyond the Addendum)**

6. Sections 5.4.7.G and 5.4.8.G – Parking Placement (TC-2 and RC Zones): Provide an exception in these zones to allow parking to be placed within the 50% of lot depth from the primary street provided that buildings conform to the Building Placement standards set forth in Subsection C. (This would allow parking lots to be placed alongside buildings in these zones.)
7. Sections 5.4.5.G, 5.4.6.G, and 5.4.7.G – Parking Placement (T-4NC, TC-1, and TC-2 Zones): Decrease the street side setback from 40 feet to 10 feet.
8. Section 5.5.1.K. Architectural Standards for Stacked Dwelling: Delete Subsection 2.c., which would limit each dwelling unit to having only one side “exposed to outdoors”.
9. Sections 5.5.1.A – 5.5.1.N - Open Space Requirements. The Addendum shows the following recommendations (proposed by M&P):

Single Dwelling, Duplex, Triplex, Quadplex: 20% of lot area (combined for all units)

Rowhouse, Live/Work: 15% of lot area (combined for all units)

Carriage House, Rear Yard Single Dwelling, Rear Yard Duplex, Rosewalk, Bungalow Court: 200 sq ft (per unit) minimum, of regular geometry, and with a minimum width of 10 ft.

Villa, Tuck-Under, Courtyard Housing, Stacked Dwelling, Liner, Flex Block, Flex Shed: 150 square feet (per unit) minimum.

More detail is needed. Some suggestions:

- Open space may be private (balcony or fenced patio or yard) or shared among residents of all units on a property.
 - Open space must be “usable” by all residents for active recreation purposes. Maximum slope for open space: 10 percent. Open space cannot include parking areas.
 - On properties proposed for mixed use with second (and/or third floor dwelling units), the minimum amount of open space may be reduced to 80 square feet per unit. If provided in a balcony, the minimum dimensions for a balcony shall be 5 feet by 8 feet;
 - Minimum dimensions for private ground floor open space (patio or enclosed yard): 8 ft by 10 ft;
 - Minimum dimensions for shared open space: 15 feet by 15 feet.
10. Section 5.5.2 – Frontage Types: The City’s Building Official has advised that the California Building Code provides that neither habitable space nor pillars may occupy any portion of the public right-of-way, including sidewalks. Essentially, the entire footprint of buildings with a gallery or arcade frontage must be on private property. Therefore, the drawings for gallery and arcade frontages on Pages 5:44 and 5:58 need to be revised to show the correct position of the right-of-way.

Uptown/Town Centre Specific Plan Possible Changes to Chapter 5 (Beyond the Addendum)

11. Section 5.5.3 – Architectural Styles: Revise this section to read as follows:

~~A. **Purpose.** This Section identifies the architectural styles allowed within the Specific Plan area, and for each style, provides a statement and description of the style's origin, and its main characteristics. Because the subject of architectural style is directly connected to the subject of building type and scale, this section corresponds the allowed styles per the allowed building types.~~

The City's General Plan and Economic Strategy contain policy statements that call for the City to take the following actions relative to architectural quality:

- Maintain/enhance the City's image/identity;
- Promote architectural and design excellence by imposing stringent design and construction standards;
- Strive to maintain and create livable, vibrant neighborhoods and districts with:...
 - Coordinated site design, architecture, and amenities; ...
 - A recognizable and high quality design aesthetic;
- Improve quality of place to attract investment and knowledge workers;
- 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;
 - Develop and implement form based code and architectural design standards.

To implement the above policies, this section provides design guidelines for the building types that are specified for each zone in the Specific Plan Area.

The Architecture Style Guidelines define and express the architectural objectives within the Specific Plan area, and establish a clear set of guidelines that provide the City of Paso Robles and future applicants with a basis for proposing and reviewing development proposals. The Guidelines serve the two primary purposes identified below:

1. To achieve high quality of design, and
2. To facilitate the design review and planning approval process of projects in terms of architectural styles which are clearly understood and appropriate to particular building types in their surrounding context.

~~The Guidelines are most effective as a proactive guide for architects, developers, and organizations that are considering a project in the plan area. The Guidelines are not intended as a literal style manual. Instead, they serve as a framework that represents the salient characteristics of traditional and contemporary styles for use in design and development. The City shall apply them as part of the Community Development Director's process of reviewing applications, potentially assisted by an architect qualified in these matters.~~

~~B. **Applicability.** Each building shall be designed in compliance with the standards of this Section for the applicable building type, with the exception of civic and institutional buildings. Because of their unique disposition and application, civic and institutional buildings are not required to comply with these guidelines, but are rather subject to a separate design review process as described in Section 5.1.B.4. Incorporation of each and every architectural detail depicted in the photos, drawings and text contained in this section will not be mandatory. However, in its review of applications for development within the Specific Plan Area, the Planning Commission and Development Review Committee may require plans to conform with the general design concepts and general architectural features shown in this section and in an appendix with descriptions of complementary architectural styles.~~

Uptown/Town Centre Specific Plan Possible Changes to Chapter 5 (Beyond the Addendum)

C. Allowable styles by building type. ~~Each of the allowed building types is identified with the allowed architectural styles to achieve the objectives for the Specific Plan Area. Each proposed building/modification shall be designed per one of the architectural styles, as identified in Table 5.5.3. Based on extensive documentation of local precedents in and around the Paseo Robles area, including a survey of historic buildings, seven architectural styles have been identified as relevant to the Specific Plan area's history and future development and as being deserving of continued application and interpretation.~~ This section proposes nine architectural styles, listed below, that have been identified as relevant to the Specific Plan area's history and future development and as being deserving of continued application and interpretation and which will serve as benchmarks to help define the character of development that will best accomplish the objectives of General Plan and Economic Strategy policies. In addition to the nine architectural styles, there are other architectural styles, such as "bungalow", "prairie", "colonial", "farmhouse", which the City finds to be compatible with, and complementary to, the nine benchmark styles. The City may prepare an appendix to this Specific Plan to be composed of photographs, drawings, and text to catalog and explain the complementary architectural styles.

Table 5.5.3 shows which of the nine benchmark architectural styles are appropriate for the building types specified for each zone. If an appendix with complementary architectural styles is adopted, it will include recommendations for appropriate building types for each complementary style. The nine benchmark styles are:

1. Victorian (Residential Character)
2. Victorian (Commercial Character)
3. Craftsman
4. Spanish Revival (Residential Character)
5. Spanish Revival (Commercial Character)
6. Main Street Commercial
7. Warehouse Industrial
8. Art Deco
9. English Arts and Crafts

12. Section 5.7.2 – Parking Standards:

- a. Revise Subsection C.3.b to allow tandem parking for offices (in addition to restaurants).
- b. Add subsection G to provide for "shared" parking (allowing commercial and residential uses in mixed use buildings to share parking spaces).
"G. Shared Use of Parking Spaces. In mixed use developments with both commercial and residential uses on the same property, sixty-six percent (66%) of the parking spaces required for commercial use may be used to meet the requirement for parking for residential use."
- c. Add subsection H to provide the following regulations for parking in the Downtown as follows:
"H. Within the Parking Management Plan Area, as shown on the "In Lieu Fee Map" on Page 4:16, which may be expanded as discussed in Subsection B of Section 4.3.4, the following parking regulations shall apply:
 1. All parking provided for any downtown building or use shall be located within an enclosed structure or behind the building and accessed off an alley. When alley access is not available, parking should be accessed from a local street if available and from the arterial street if no other access is available. In any case, parking shall be completely screened from the primary street through the use of sufficient landscaping, screen walls or a combination of landscaping or screen walls. This requirement does not apply to municipal parking facilities provided for general downtown use.

Uptown/Town Centre Specific Plan
Possible Changes to Chapter 5 (Beyond the Addendum)

2. Downtown buildings not meeting current parking requirements that are replaced or reconstructed, shall not be required to provide more on-site parking than existed at the time of demolition or remodel. Expanded floor area beyond what previously existed shall be subject to downtown parking requirements.
3. The downtown area parking requirements contained in this section may be satisfied partially or in full through the payment of an in-lieu parking fee. The in-lieu parking fee program shall be administered as follows:
 - a. Establishment of Amount of Fee. The amount of the in-lieu parking fee shall be set by separate resolution of the city council. The city council may adjust the fee at their discretion as frequently as is deemed necessary based on factors including, but not limited to, inflation, the cost of providing new parking spaces, and the market value of parking spaces;
 - b. Applicable Geographic Area. Properties eligible to apply to participate in the in-lieu parking fee program shall be those parcels located within the geographic boundaries of the downtown area as shown on Exhibit “A,” Figure 21.22-4 of the City’s Zoning Regulations;
 - c. Payment of Fee. Payment of in-lieu parking fees shall be made to the city in one lump sum calculated and paid at the time of building permit issuance or if a building permit is not required, within forty-five days of request by city for payment. The in-lieu parking fee shall be a one-time-only, nonrefundable payment and shall be considered full satisfaction of the off-street parking requirement for the number of parking spaces for which the fee was paid.
 - d. Effect of Payment. In-lieu parking fees shall be used exclusively to make available additional parking spaces for public use within the downtown area and does not guarantee the construction of spaces in any particular area of the downtown parking area or within any particular period of time. In-lieu parking fees are solely an alternative means of satisfying the applicant's obligations to provide off-street parking as required by this chapter and payment of the in-lieu fee does not carry any other guarantees, rights, or privileges to the applicant. The location, type, and configuration of parking spaces funded by in-lieu parking fees are at the city’s sole discretion.”
13. Section 5.7.7 – Solar Energy: Add Section 5.7.7 to read:

The use of solar panels for generation of electricity and water heating is encouraged, provided that the location and design of panels is consistent with the architectural standards set forth in this Chapter.

Uptown-Town Centre Specific Plan: Priorities

Area	Activity	Type	Priority	Funding Source			
				AB 1600	Redevelopment	Grant/Other	Private *
Plan-Wide	Construct pedestrian improvements: curb extensions, crosswalks, sidewalks, street trees, street lights, and street furniture.	Project	Short-Term		X	X	
Plan-Wide	Improve Vine St and Riverside Ave as bike blvds	Project	Short-Term		X	X	
Plan-Wide	Enhance the northern and southern "gateway entries" from Highway 101 with planting.	Project	Short-Term		X	X	
Plan-Wide	Improve Spring St as a transit corridor with loops to Riverside Ave.	Project	Short-Term			X	
Downtown	Traffic-calm 13th Street	Project	Short-Term		X	X	
Downtown	Parking garage(s)	Project	Short-Term		X	X	
Downtown	Angled parking on Spring and 13th Streets *	Project	Short-Term		X	X	
Downtown	Relocate Farmers' market to the north side of 11th St	Project	Short-Term		-	X	
Riverside Corridor	Improve Riverside Avenue as bicycle-friendly blvd.	Project	Short-Term		X	X	
Salinas River	Pedestrian/bike trails alongside both sides of the river.	Project	Short-Term		-	X	
Plan-Wide	Address the infrastructure needs and identify areas where improvements will be needed for the long term success of the plan.	Program	Short-Term		X	X	
Salinas River	Enact stormwater best management practices	Program	Short-Term		X	X	
Plan-Wide	Introduce selective infill on properties not currently occupied by buildings of historical significance.	Policy	Short-Term		-	-	X
Plan-Wide	Transform Spring Street into a street with segments of differing character in a manner that is sensitive to and honors its historic past.	Policy	Short-Term		-	-	X
Uptown	Develop Early Childhood Learning Center that may house a City Library-operated study center on northwest corner of Oak & 36th Sts	Policy	Short-Term		-	-	X
Uptown	Rehabilitate the Oak Park Housing Project and introduce a new community recreation center	Policy	Short-Term		-	-	X
Uptown	Introduce a neighborhood-serving retail plaza along Spring Street between 34th and 32nd Streets.	Policy	Short-Term		-	-	X
Midtown	Introduce mixed-use and/or flex uses buildings along the segment of Spring St in Midtown.	Policy	Short-Term		-	-	X
Midtown	Develop a retail/offical corridor along 24th Street that includes upper floor residences.	Policy	Short-Term		-	-	X
Downtown	Introduce selective infill on properties not currently occupied by buildings of historical significance.	Policy	Short-Term		-	-	X

* City/Redevelopment Agency may choose to participate by providing funds or technical assistance.

Uptown-Town Centre Specific Plan: Priorities

Area	Activity	Type	Priority	Funding Source			
				AB 1600	Redevelopment	Grant/Other	Private *
Downtown	Preserve the industrial character of the area east of Pine Street along the railroad tracks.	Policy	Short-Term		-	-	X
Downtown	Expand the existing retail district northward to 16th Street and southward along both sides of Pine Street to the train station.	Policy	Short-Term		-	-	X
South of Downtown	Develop the Fourth Street Master Plan area.	Policy	Short-Term		-	-	X
South of Downtown	Infill vacant lots, parking lots, and properties not occupied with historic buildings with mixed-use buildings to transform this area into a pedestrian-oriented, mixed-use neighborhood with a well-defined public realm and strong sense of place.	Policy	Short-Term		-	-	X
Riverside Corridor	Encourage highway-oriented development to continue in the area north of 24 th Street between the railroad tracks and Highway 101.	Policy	Short-Term		-	-	X
Salinas River	New development should “front” the river.	Policy	Short-Term		-	-	X
Salinas River	Incorporate low-impact development (LID) and hydro-modification standards	Policy	Short-Term		-	-	X
Uptown	Terrace the hillside in Vine St adjacent to G. Brown School to provide bleachers for the fields below.	Project	Mid-Term		-	X	
Uptown	Pedestrian/vehicle railroad crossing at 28th St	Project	Mid-Term		-	X	
Midtown	Park St Greenway between Downtown and 24 th Sts	Project	Mid-Term		-	X	
Midtown	Improved drainage course for Mountain Spring Creek (from 23 rd & Vine Sts to 21 st St at the Events Center.	Project	Mid-Term		-	X	
Midtown	Develop an “educational” park on the M. Bauer School site.	Project	Mid-Term		-	X	
Midtown	Build a pedestrian and bicycle railroad crossing south of 24 th St or other suitable location such as 23 rd St	Project	Mid-Term		-	X	
Downtown	Transform Railroad St between 10 th & 14 th Sts into a pedestrian-friendly street by narrowing its width and providing new paving materials and street furniture.	Project	Mid-Term		-	X	
Downtown	Infill existing parking lots with mixed-use buildings	Policy	Mid-Term	-	-	-	X
Downtown	Support establishments such as “Studios on the Park”.	Policy	Mid-Term				X
South of Downtown	Introduce flex space along Park Street between Robbins Field and City Park.	Policy	Mid-Term	-	-	-	X
Riverside Corridor	Provide a pedes./bicycle path that connects Riverside Ave under Hwy 101 to the Hot Springs property.	Project	Mid-Term		-	X	

* City/Redevelopment Agency may choose to participate by providing funds or technical assistance.

Uptown-Town Centre Specific Plan: Priorities

Area	Activity	Type	Priority	Funding Source			
				AB 1600	Redevelopment	Grant/Other	Private *
Riverside Corridor	<u>EIR Mitigation Measure 6.17-1</u> : Install traffic signal at Riverside Ave. and 10th St. (by 2025)	Project	Mid-Term	?	X	X	
Riverside Corridor	<u>EIR Mitigation Measure 6.17-2</u> : Implement traffic signal timing improvements and/or signal phasing modifications at Riverside Ave. and 13th St. (by 2025)	Project	Mid-Term	?	X	X	
Plan-Wide	Performing arts center	Project	Long-Term		X	X	
Uptown	Expand aquatics complex at 28th and Vine Streets.	Project	Long-Term		X	X	
Uptown	Build Ballfield north of 24 th St, west of the Railroad.	Project	Long-Term		X	X	
Downtown	Pedestrian bridge at 12th St that crosses Hwy 101	Project	Long-Term		X	X	
South of Downtown	Transform Robbins Field into a performance venue or a Civic Park and replacement ballfield.	Project	Long-Term		X	X	
South of Downtown	Extend Fourth St beneath the railroad to Riverside Ave	Project	Long-Term		X	X	
South of Downtown	Build a new City Hall.	Project	Long-Term		-	X	
South of Downtown	Pedes. railroad crossing at Farmers' Alliance building.	Project	Long-Term		X	X	
Riverside Corridor	Revitalize PR Event Center, Pioneer Park, and the Pioneer Park historical museums and organizations.	Project	Long-Term		X	X	
Riverside Corridor	Natural history museum/interpretive center at the Salinas River end of the 12th Street extension.	Project	Long-Term		X	X	
Riverside Corridor	Paseo along the Salinas River	Project	Long-Term		X	X	
Riverside Corridor	Amphitheater along the River Paseo	Project	Long-Term		X	X	
Pioneer Park	Relocate the Pioneer Park softball field and skate park.	Project	Long-Term		X	X	
Pioneer Park	Construct a History Center at the northeast corner of 19th St & Riverside Ave	Project	Long-Term		X	X	
Salinas River	Provide greater access to the Salinas River	Project	Long-Term		X	X	
Salinas River	Create destination opportunities: e.g., amphitheater, river outlook, outdoor classroom/ interpretive displays, and a wetland boardwalk.	Project	Long-Term		X	X	
Salinas River	Pedestrian/bike trails along the river with: (a) Spur trails; (b) Pedestrian/bicycle bridges at the north and south ends of the trail system.	Project	Long-Term		X	X	
Salinas River	Trail destinations: River Outlook/Paseo;Equestrian park and underpass at PREC/County Maintenance Yard; Hot Springs Interpretive Center; North River Road Park; Rain garden along Paseo; Destination opportunity at the Hot Springs site.	Project	Long-Term		X	X	

* City/Redevelopment Agency may choose to participate by providing funds or technical assistance.

Uptown-Town Centre Specific Plan: Priorities

Area	Activity	Type	Priority	Funding Source			
				AB 1600	Redevelopment	Grant/Other	Private *
Salinas River	Habitat preservation and management plan	Program	Long-Term		X	X	
Salinas River	Preserve and Enhance Riparian Habitats; adopt a new City maintenance protocol along the river and train City staff in the new protocol.	Program	Long-Term		X	X	
Salinas River	Native habitat restoration program. Consider implementing an “in-lieu fee” program for projects that have negative impacts on riparian habitats.	Program	Long-Term		X	X	
Uptown	Install new street segments northeast of Spring and 24th Sts. Park Street extension shall be limited to a pedestrian/bicycle path.	Policy	Long-Term	-	-	-	X
South of Downtown	New north frontage for the existing Post Office building that better relates to Park Street.	Policy	Long-Term	-	-	-	X
Riverside Corridor	Introduce retail and related uses in the Farmers Alliance Building; add new commercial buildings on the site that will improve the attractiveness of the property as a community destination.	Policy	Long-Term	-	-	-	X
Riverside Corridor	Encourage buildings to be pedestrian-oriented, and front both Paso Robles St and the Paseo; retain the industrial/ agrarian architectural character in this area.	Policy	Long-Term		X	X	X

* City/Redevelopment Agency may choose to participate by providing funds or technical assistance.



Date: November 11, 2010

To: City of Paso Robles

Re: Downtown Specific Plan

Paso Robles
NOV 16 2010
Planning Division

Dear Council Members, Planning Commission and City Staff,

The Downtown Specific Plan, Uptown and Town Center is a monumental document that takes time to understand. The following properties that are owned by me or my family, we believe under the new plan, will restrict and devalue the property by changing it's current zoning to the proposed Downtown Specific Plan zoning.

- 1) 944 Pine St. / APN 009-156-008
Current zoning is C-3 P.D. Up until 20 months ago it has been Hayward Lumber, a lumber building material store for over 50 years. Under the proposed new zone of TC-1 the building material sales and manufacturing, assembly and processing will not be allowed. In other words its current use will not be allowed.

This is absurd, while we all believe the location of this property is better suited for a hotel, restaurants, bars, specialty shops or parking garage. How to get there is a difficult one. Currently California is borrowing 40 million a day from the Federal Government just to pay for unemployment insurance. I believe it will be years before we, I mean the citizens of Paso Robles will be in a position to spend 10 million on the Hayward site. In the mean time the current use, zoning, must remain in tact.

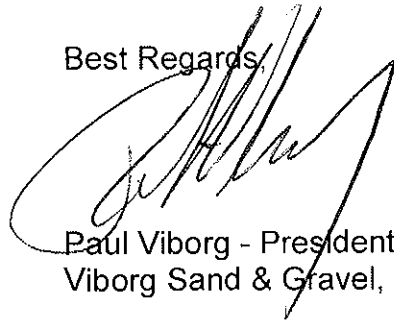
- 2) 460 Paso Robles St. / APN 009-271-003 & 009-214-002
These parcels some 10 in number are currently zoned M and C-3. Under the RC zone I do not believe we are changing the zoning. The big question is the usage. According to the site maps, the specific plan calls for parks, walkways and amphitheatres.

This is manufacturing and commercial. I want to keep it that way. If the plan calls for an entry way to Paso Robles, complete with open space and parks and restricts the landowners on development based on a new plan, then it is dramatically different from it's current use and is a taking of land. Paso Robles Street is and has been a mix of businesses that are the backbone of our community. Not changing the zoning, but changing the look, so that an owner cannot continue to build or remodel to it's current form, is a taking. I have been working for 5 years with the City Staff, a history I will not go into at this point. But I will tell you, stopping me because the City does not own the street; a street that 5,000 cars drive over every day, is pretty foolish. These properties are currently zoned Manufacturing or Commercial. The heaviest zoning the City has. I want to keep it that way.

- 3) 1413 Riverside Avenue / APN 008-328-005
1421 Riverside Avenue / APN 008-328-004
1008 18th Street / APN 008-293-015

All these properties will be in the New RC Zone. Currently they are C-3. Again no change in zoning, but in expensive interior design. I think 1413 Riverside, Scandia Square, looks pretty good. With the new zoning, I wont be able to build a new one. Ownership of property is a right not a privilege.

Best Regards,



Paul Viborg - President
Viborg Sand & Gravel, Inc.



Date: December 14, 2010

To: City of Paso Robles

Monday, December 13, 2010 I met with Ed Gallagher about the Paso Robles Street Corridor. Currently the City intends to rezone parts of my property for Manufacturing or C-3 Zoning to Open Space.

I would like to retain all of my Property into the proposed RC Zone, not just parts of the property.

Signed,

A handwritten signature in black ink, appearing to read 'Paul Viborg', is written over the printed name. The signature is fluid and cursive, with a large loop at the beginning and a long, thin tail extending to the right.

Paul Viborg

Date: December 20, 2010

To: City of Paso Robles

From: Bruce Woodworth, Authorized Representative
For: Julie & Ali Salmanzadeh
Owners: Mud Bath Properties & 2738 Park Street

Subject: Uptown/Town Center Specific Plan
Salinas River Parkway Preserve
Objections & Possible Solutions

1. Owners hereby object to the proposed extension of Park Street between 24th and 28th Streets as subject Plan appears to result in a "Taking" of their property at 2738 Park Street for public use without just and timely compensation.

Possible Solution: Owners would consider granting the City an easement for a bike path on east or west property line if City would allow for an agreeable use of the balance of the property. Owner would also consider selling the property to the City for a very good price and very good terms.

2. Owners hereby object to the proposed Salinas river trail being extended to and/or terminating at the Mud Bath property as it appears to impair future development of this valuable property and would result in a taking of private property without just and timely compensation.

Possible Solution: Owners would consider granting the City an easement for the Salinas River Trail, subject to agreeable integration of same into mutually agreeable future development of the Mud Bath properties.

3. Owners hereby object to the proposed creation of a Hot Springs Interpretive Center on the Mud Bath properties as it appears to impair future development of this valuable property and would result in a taking of private property without just and timely compensation.

Possible Solution: Owners would consider granting the City a long term ground lease for a Hot Springs Interpretive Center...subject to agreeable integration of same into mutually agreeable future development of the Mud Bath properties.

4. Owners hereby object to the proposed northerly extension of Riverside Avenue until or unless owners and City can work out a maintenance and liability sharing agreement for our private railroad grade crossing that allows for public use.

5. Please be advised that city traffic is currently traveling past the existing northerly termination of Riverside Avenue and is doing damage to owner's private railroad grade crossing at the entrance to the Mud Bath properties. Owners would appreciate you taking action to properly terminate the northerly end of Riverside Avenue until or unless owners and City can work out a maintenance and liability sharing agreement.

6. Owner would also consider granting the City an easement for the extension of Sulphur Springs Road, subject to agreeable grade crossing agreement and integration of same into mutually agreeable future development of the Mud Bath properties.

7. Owners hereby object to the proposed zoning change for the Mud Bath properties from Parks and Open Space to Open Space as subject down zoning would result in a taking of private property without just and timely compensation.

Possible Solution: Extend RC zoning to Mud Bath properties with conditional use permits required for development.

8. Owners hereby object to the proposed zoning change from Parks and Open Space to Open Space as subject down zoning would be in contradiction to agreements and/or representations made by the City regarding allowable uses of subject property upon annexation of the Mud Bath properties to the City of Paso Robles.

9. The highest and best use of subject Mud Bath properties has not changed since the founding of Paso Robles. As quoted from your Historic Resources Survey, page 15:

"While most of the artesian springs have been capped or no longer flow naturally, they were crucial to the development of the city as a tourist destination and settlement opportunity. It is the hot springs above all other factors that contributed to the establishment of Paso Robles and differentiated it from other similarly-sized cities in the region."

10. Information about the Mud Bath properties from the Property Data Tables, page 189, Paso Robles Historic Resources Survey is in error as follows:

“Per Morehouse Survey, the Mud Baths are considered one of the most significant sites in Paso Robles; **the property is landlocked and not accessible from the public right of way.** Associated with the City's unique history as health tourism destination. Appears individually eligible for local listing. Also appears eligible for listing in the California Register and the National Register. ”

Subject Mud Bath properties are **NOT landlocked.**

The Mud Bath property titles include a rare “Private Grade Crossing Agreement” which runs with the land and allows public use as follows:

“WHEREAS, this grant of easement is for the “highest and best use” and it includes, but is not limited to the highest and best commercial use of the property, including uses for hot springs purposes, resort purposes, mobile home park and R.V. park, hotel and motel, restaurant, and all lesser included uses.”

11. We believe that the Paso Robles Historic Resources Survey is inadequate in that said survey does not adequately address the potential commercial value of subject Mud Bath properties as they might relate to the future development and growth of the City of Paso Robles.

Please direct all City correspondence regarding use or development of the Mud Bath properties and 2738 Park Street to:

Julie & Ali Salmanzadeh
1245 Park Street
Paso Robles, CA 93446

We appreciate your time and consideration in these matters.

Respectfully

Bruce Woodworth, Broker
For: Julie & Ali Salmanzadeh

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

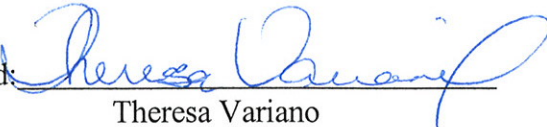
Newspaper: Tribune

Date of
Publication: December 29, 2010


Hearing
Date: January 11, 2011
(Planning Commission)

Project: Uptown/Town Centre Specific Plan, General Plan
Amendment 2011-001 and Zoning Code Amendment
11-001

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

forms/newsaffi.691



**CITY OF PASO DE ROBLES
NOTICE OF PUBLIC HEARING
UPTOWN/TOWN CENTRE SPECIFIC PLAN
GENERAL PLAN AMENDMENT 2011-001
ZONING CODE AMENDMENT 11-001**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, January 11, 2011, at 7:00 p.m. in the Library Conference Center/ City Council Chamber, Library/City Hall, 1000 Spring Street, Paso Robles, California 94024.

All interested persons may attend this public hearing.

Uptown/Town Centre Specific Plan: Adoption of a Specific Plan for the continued development and redevelopment of the "Uptown/Town Centre Specific Plan Area", which is generally bounded by Main Street and the Paso Robles Hot Springs proper on the east, and those properties fronting the West.

General Plan Amendment 2011-001:

- (a) To amend the text and maps in the Land Use Ordinance:
 - (1) To add the Uptown/Town Centre Specific Plan Overlay District;
 - (2) To delete the Senior Housing and Office Use and to delete that portion of the Mixed Use Salinas River;
 - (3) To create the following new land use categories: (DC); Mixed Use, 8 Units per Acre (MU8) Acre (MU12);
 - (4) To change the land use categories for specific Plan Area.
- (b) To amend Table PR-1 of the Parks and Recreation and trail facilities that are proposed by the Specific Plan.

Zoning Code Amendment 11-001: to amend the Municipal Code) as follows:

- (a) To add Chapter 21.XX to establish regulations Title 21 with land use regulations adopted by the City of El Paso de Robles.
- (b) To adopt Chapter 5 of the Draft Specific Plan for all properties located within the Specific Plan Area.
- (c) To delete those chapters and sections of Title 21 Specific Plan Area and which will be superseded and retained in Chapter 5 of the Draft Specific Plan.

A Draft Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act comment period ended on August 16, 2010. The City Planner is considering making a recommendation to the Council on the Statement of Overriding Considerations for Air Quality.

Written comments on the proposed project may be submitted to the City Development Department, 1000 Spring Street, Paso Robles, CA 94024, emailed to ed@prcity.com, provided that the comment is received prior to the time of the public hearing. Oral comments may be made at the public hearing. If you have any questions regarding this application, please contact the City Planner, at (805) 237-3970 or via email to ed@prcity.com.

If you challenge these applications in court, you must do so within the time specified in the notice, or in written correspondence delivered to the City Planner prior to, the public hearing.

Ed Gallagher, City Planner
December 29, 2010

**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Uptown/Town Centre Specific Plan, General Plan Amendment 2011-001 & Code Amendment 11-001 on this 28th day of December, 2010 by Accurate Mailing Service.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Theresa Variano

forms\mailaffi.691