

TO: Chairman and Members of the Planning Commission
FROM: Ron Whisenand, Community Development Director
SUBJECT: Annual Report on the General Plan
DATE: February 22, 2011

Needs: To consider a status report on the implementation of the General Plan.

Facts:

1. California Government Code Section 65400 requires local jurisdictions to prepare an annual report on the status of the General Plan and progress towards its implementation. This report should be submitted to the State by April 1.
2. The Housing Element report must include an assessment of progress made toward meeting the City's share of the Regional Housing Need.
3. Attached is an annual report that basically has two parts. The first (Exhibit A) is a table containing brief descriptions of every Action Item, except those in the Housing Element, with thumbnail descriptions of their status of implementation. The second (Exhibit B) is the Housing Element Report, with discussions of progress toward meeting the City's share of the Regional Housing Need and a similar table as that in Exhibit A for the Housing Element Action Items.

Analysis and
Conclusion:

There is no state-mandated format for the General Plan Annual Report. The format of Exhibit A in the attached report is similar to that employed in previous years for reporting on implementation of Economic Strategy Action Items. The format for the Housing Element Report (Exhibit B) was the same as that submitted to HCD in 2010.

Staff from all departments contributed to the preparation of this report. In the 4 years since adoption of the General Plan, it appears that the City has made considerable progress in implementing the action items.

Policy

Reference: California Government Code Section 65400

Fiscal Impact: None.

Options: After consideration of any public testimony, that the Planning Commission recommend that the City Council consider the following options:

- a. Via voice vote (minute action), approve submittal of the 2011 General Plan Annual Report to the Governor's Office of Planning and Research and to the Department of Housing and Community Development;
- b. Amend, modify or reject the foregoing options.

Attachments: 2011 Annual Report on the General Plan

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City of El Paso de Robles

Annual Report on the General Plan

April 1, 2011

(Prepared pursuant to Government Code Section 65400)

Presented to the Planning Commission on February 22, 2011
Approved by the City Council on March 15, 2011

Mandate for Annual Report on the General Plan

Section 65400 of the Government Code requires that the Planning Commission shall do both of the following:

- (a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - (1) The status of the plan and progress in its implementation.
 - (2) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

- (3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

Composition of the General Plan

Government Code Section 65302 requires that the General Plan contain the following seven mandatory elements:

1. Land Use;
2. Circulation;
3. Housing;
4. Conservation;
5. Open Space;
6. Noise;
7. Safety.

Government Code Section 65303 provides that, in addition to the mandatory elements, local jurisdictions may adopt optional general plan elements to address other policy matters related to the physical development of the community.

History of Adoption and Amendment of Current Elements of Paso Robles’ General Plan

The City of Paso Robles’ General Plan currently consists of the eight elements listed in the table below.

Element	Date of Adoption	Adopted by Resolution
Land Use	December 16, 2003	03-232
Circulation	December 16, 2003	03-232
Housing	December 07, 2004	04-262
Open Space	December 16, 2003	03-232
Conservation	December 16, 2003	03-232
Safety	December 16, 2003	03-232
Noise	December 16, 2003	03-232
Parks & Recreation	December 16, 2003	03-232

Since its adoption in December 2003, the Land Use Element has been amended as follows:

Text Amendments:

1. GPA 04-01: Resolution 05-004, adopted on 01/04/05. Component B (re-)established the Airport Influence Area (Page LU-30).
2. GPA 2005-001: Resolution 05-249, adopted on 12/20/05. Revised “build-out” projections; made changes to Pages LU-1, 2, 3, 4, 7, and 8.
3. GPA 2006-001B: Resolution 06-034, adopted on 03/21/06. Provided that buildings with fewer than 4 units could be developed in the RMF-12 Land Use Category, subject to specified standards.
4. GPA 2007-001B: Resolution 07-080, adopted on 05/01/07. Established Uptown Specific Plan District and deleted Oak Park Specific Plan District.

Land Use Map Amendments:

1. GPA 04-01: Resolution 05-004, adopted on 01/04/05, consists of the following components:
 - A. Revised the boundaries of the Oak Park Specific Plan Overlay Area to remove those properties located north of 34th Street from the overlay area.

- B. Established the boundaries of the Airport Influence Area.
2. GPA 2006-001: Resolution 06-034, adopted on 03/21/06, consists of the following components:
 - A. Redesignated 28 acres located on the east end of Wisteria Lane from Parks and Open Space (POS) and Agriculture (AG) to Business Park (BP).
 - B. Redesignated 5 acres located on the southeast corner of River Oaks Drive and Experimental Station Road from Commercial Service (CS) to Residential, Multiple Family, 12 units per acre (RMF-12).
 - C. Added Office Overlay Designation to a parcel located on the northeast corner of 14th and Olive Streets (405 – 14th Street).
 3. GPA 2006-02: Resolution 06-189, adopted on 10/03/06 amended the Land Use Map (Figure LU-6) to redesignate 40.33 acres of land located on the east side of Airport Road, about ¼ mile north of Highway 46 East from Agriculture (AG) to Parks and Open Space (POS).
 4. GPA 2007-001A: Resolution 07-079, adopted on 05/01/07, to redesignate 22 acres on the northeast corner of Buena Vista and Experimental Station Roads from.RSF-1 and R/L Overlay to RMF-8 (the Resort/Lodging Overlay was deleted).
 5. GPA 2007-003: Resolution 08-168, adopted on 11/18/08, to redesignate 13.4 acres of land located at 1450 Golden Hill Road from Residential, Single Family, 2 units per acre (RSF-2) to Residential, Multiple Family, 12 units per acre (RMF-12).
 6. GPA 2009-001: Resolution 09-026, adopted on 3/17/09 to redesignate 76 acres of land located on the east side of Golden Hill Road, opposite Circle B Road, from Agriculture (AG) to Parks and Open Space (POS).

Progress Made in Implementing the General Plan

This report addresses progress made on implementing the General Plan between adoption of the elements and December 31, 2009. Attached are the following two exhibits.

Exhibit A is a table containing abbreviated descriptions of all Action Items from every element, except the Housing Element, and thumbnail description of the status of completion. (It should be noted that some Action Items are intended to be ongoing actions, that is, actions the City undertakes on a recurring basis.)

Exhibit B is a discussion of progress made in implementing the Housing Element.

Note: The Action Items in the table below are but brief descriptions intended to identify the subject matter of the action items and not to serve as a legal substitute for the full text of the Action Items. Please refer to the General Plan text for the full text of the action items.

Policy	Action Item Number & Brief Description	Status
LAND USE ELEMENT		
LU-1A Land Use Categories	1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2.	<ul style="list-style-type: none"> • Completed: R-5 (RMF-20), Mixed Use and Senior Housing Overlay Zones. • Yet to be completed: PF, MH, and Vine Street Overlay Zones
	2. Allow projects in the Mixed Use land use category and/or in Specific Plan areas to be developed with more than one land use.	Completed: Mixed Use Overlay regulations. In progress: Chandler Ranch Area, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans.
LU-1B Airport Land Use Compatibility	1. Prohibit further subdivision of land within the Airport Land Use Review Area, or changes to land use or zoning, that would accommodate additional dwelling units.	Completed: Airport Land Use Plan Update
LU-2B Visual Identity	1. Amend/Update the Zoning Ordinance to define standards. Encourage property-owners to upgrade existing buildings and sites to conform to these standards.	Zoning Code Amendment to be scheduled. Design guidelines have been completed for commercial, industrial, and multi-family development.
	2. a. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. b. Ensure that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape.	<ul style="list-style-type: none"> • In Progress FY 07/08: • As needed/ongoing action
	3. Require utilities to be placed underground in new development projects.	Ongoing action
	4. Continue to enhance the downtown as a priority.	Ongoing action
	5. Require new development to mitigate its share of the impacts to the natural and built environment as feasible and appropriate.	<ul style="list-style-type: none"> • Completed: Community Facilities District • In progress: updating of AB 1600 fees to offset impacts to City infrastructure. • As needed/ongoing action: mitigation via conditions on new development.
LU-2C Local Heritage	1. Establish a Vine Street Historic Overlay District and adopt design guidelines.	<ul style="list-style-type: none"> • Completed: design guidelines • Vine Street Overlay District to be considered with Uptown/Town Centre Specific Plan
	2. Review new development projects for consistency with the Downtown design guidelines and the Vine Street neighborhood guidelines.	<ul style="list-style-type: none"> • As needed/ongoing action (downtown) • To be scheduled. (Vine Street).
LU-2D Neighborhoods	1. Review/revise the Zoning Ordinance to address the size, use and appearance of accessory structures to ensure neighborhood compatibility.	To be scheduled.
	2. Preserve health and safety, and strengthen the integrity of neighborhoods and districts by implementing traffic calming measures.	Completed: Traffic calming plan
	3. Develop safety and traffic calming measures for the design of streets.	Completed: Traffic calming plan

Policy	Action Item Number & Brief Description	Status
	4. Review and update, as necessary, the City's Building Security & Construction Standards for exterior lighting, security, and safety measures.	To be scheduled.
	5. Require all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties.	Ongoing action
	6. Continue to enforce the glare provisions of the Zoning Ordinance.	Ongoing action
LU-2E Purple Belt	1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a "purple-belt" that buffers the eventual edge of the City.	In progress FY 07/08: Purple Belt Plan
	2. Acquire development rights/easements within the designated purple belt area.	To be scheduled after adoption of a Purple Belt Plan.
	3. Ensure that the County retains surrounding lands in very low-density rural residential, open space, and agricultural uses.	As needed/ongoing action
	4. Implement strategies that help preserve or protect agriculture beyond the City limits.	To be scheduled after adoption of a Purple Belt Plan.
	5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	Ongoing action
LU- 2F Planning Impact Area	1. Evaluate annexation requests for conformance with adopted General Plan goals, policies and action items, as well as public infrastructure and service plans.	Completed: Olsen Ranch, Beechwood Area, and Linne Road (Our Town) Annexations.
	2. Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.	As needed/ongoing action
LU- 2G Specific Plans	1. Encourage establishment of Specific Plans for other areas.	In Progress FY 07/08: Chandler Ranch Area, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans.
	2. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	In Progress: Chandler Ranch Area, Olsen Ranch/Beechwood Specific Plans, amendment of Borkey Area Specific Plan for River Oaks II..
LU- 2H Downtown	1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.	As needed/ongoing action; Uptown/Town Center Specific Plan may update these guidelines.
	2. Promote a vibrant Downtown using several specified methods.	Ongoing action; Uptown/Town Center Specific Plan will update and enhance the specified methods.
LU- 2I Infill	1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
	2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
LU-2J Public Art	1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places.	Completed: Public Art Policy
LU-4A Service Levels	1. Direct City revenues towards continuing to fund the public services and on-going maintenance/operation of public facilities and utilities provided by the City.	See response to Action Item #5 under Policy LU-2B.
	2. Require new development in annexation areas and/or specific plan areas to establish funding mechanisms to pay for the construction, maintenance, and operation of required City services and facilities on an on-going basis.	See response to Action Item #5 under Policy LU-2B.

Policy	Action Item Number & Brief Description	Status
	<p>3. Require a fiscal impact analysis for new development in annexation areas and/or specific plan areas and condition projects accordingly so as to ensure that they will be fiscally neutral and not result in a net loss for the City.</p> <p>4. As part of implementation of the General Plan Update:</p> <ul style="list-style-type: none"> - Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis. - Revise/update the City's Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities. - Update the Capital Improvement Program so that it is in conformance with the revised Master Plans. - Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile. - Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible. - Maintain the Youth Arts Center satellite library. 	<p>In Progress FY 07/08: Chandler Ranch Area, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans.</p> <ul style="list-style-type: none"> • Growth Management Plan Update is not current. Update suspended pending available funding. • Completed: Updates of Storm Drain, Water, and Sewer Master Plans. • Solid Waste Master Plan Update: Adopted November 2010 • Revised City Standards and Specifications in progress • To be scheduled in conjunction with Uptown/Town Centre Specific Plan • City Hall/Library Expansion postponed indefinitely. • Library Study Center established at Family Resource Center (36th & Oak Streets) in 2010.
LU-4B Public Schools	<p>1. Enable collection of impact fees for development of capital facilities for public schools permitted by State Law to be collected with issuance of building permits.</p> <p>2. Investigate and implement means to eliminate shortfalls that may result from the insufficiency of those impact fees to fund the acquisition of sites and construction of public schools. Such means may include the following:</p> <ol style="list-style-type: none"> 1. Conditioning legislative actions upon payment of supplemental fees, or making dedications of land in lieu of fees. 2. Formation of Community Facilities Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools. <p>3. Support the school districts' request that public school sites be located in accordance with specified standards:</p> <p>4. Refer development applications to Paso Robles and Templeton School Districts. Seek to minimize traffic and circulation problems in the vicinity of school sites.</p> <p>5. Facilitate the provision of schools by continuing to work closely with the school districts during the site selection and development process.</p>	<p>Ongoing action</p> <p>Community Facilities District provisions have been established; there do not appear to be further steps that can be taken at this time.</p> <p>As needed/ongoing action</p> <p>Ongoing action</p> <p>As needed/ongoing action</p>
CIRCULATION ELEMENT		
CE-1A Circulation Master Plan	<p>1. Pursue funding and implementation of the circulation improvements shown in Table CE-1 (following this table).</p> <p>2. Use Municipal Code and CEQA for setting conditions of approval of development applications to provide adequate access to all parcels and to make appropriate improvements to the transportation systems serving subject sites.</p>	<p>See comments on Table CE-1.</p> <p>Ongoing action</p>

Policy	Action Item Number & Brief Description	Status	
	3. Preserve right-of-way and require construction in-lieu fees and developer fees and/or region-wide supplemental funding to construct bridges and interchanges.	As needed/ongoing action	
	4. Encourage the County to require development surrounding the City to dedicate and improve streets to City Standards to provide other transportation improvements, and to pay the City's transportation development impact fees.	As needed/ongoing action	
	5. Update the Zoning, Subdivision, Streets and Sidewalk chapters of the Municipal Code, as well as the Standard Conditions of Approval and Standard Specifications and Details as needed.	Updated Standard Conditions complete Updated Standard Specifications and Details in progress	
	6. Develop a traffic calming program, and implement traffic calming measures to minimize the impacts on the use of local streets by vehicular traffic and to maintain/enhance health, safety and livability of the neighborhoods.	Completed: Traffic calming plan	
	7. Use the Capital Improvement Program and the City's Budget process to prioritize and fund major improvements.	As needed/ongoing action	
	8. Continue to actively seek federal, state, and regional grants and/or funding.	Ongoing action	
	9. Use development impact fees to fund any needed improvements as may be required to serve new development. Update these fees as necessary.	Ongoing action	
	10. Install handicapped ramps on street corners.	Ongoing action. Contract for 1 st to 20 th and Downtown to be complete early 2012.	
	11. Explore the feasibility of (coordinating) all traffic signals with centralized control systems.	Ongoing action	
	12. Consider establishing limitations on unnecessary truck traffic in residential areas, including signed truck routes.	Adopted a Pavement Management Plan that provides higher traffic index for arterials and collectors.	
	CE-1C Airport	1. Establish policy and actions items as part of the Airport Master Plan and Airport Land Use Plan Updates.	Completed: Airport Master Plan and Land Use Plan Updates
	CE-1D Transit	2. Pursue federal and state grants for airport improvement projects.	As needed/ongoing action
CE-1E Rail	1. Continue operation of local bus service and inter-connection with regional transit.	As needed/ongoing action	
CE-1E Rail	2. Make information available on traffic and circulation, as well as transit.	As needed/ongoing action	
CE-1E Rail	3. Require new development to provide bus stops, shelters, and turn outs.	As needed/ongoing action	
CE-1F Pedestrian Access & General Coordination	1. Maintain adequate freight rail service to commercial and industrial properties located along the railroad right-of-way.	As needed/ongoing action	
CE-1F Pedestrian Access & General Coordination	2. Coordinate with the San Luis Obispo Council of Governments regarding the potential for commuter rail service.	Ongoing action	
CE-1F Pedestrian Access & General Coordination	3. Investigate expanding Amtrak rail service to the City.	SLOCOG is working on this action.	
CE-1F Pedestrian Access & General Coordination	4. Promote the Amtrak bus feeder link, which provides connections to trains north and south of the City.	SLOCOG and SLORTA are working on this action.	
CE-1F Pedestrian Access & General Coordination	1. Implement an ongoing program to identify and eliminate hazardous conditions to pedestrians.	ADA study is complete; sidewalks have been inventoried; annual sidewalk repair maintenance program is ongoing	
CE-1F Pedestrian Access & General Coordination	2. Provide safe and convenient pedestrian, bicycle and vehicle access to the Cuesta College North County Campus, through specified means.	Completed: Bike Master Plan Update; addition of bike lanes in Dallons Drive between Golden Hill Road and Buena Vista Drive.	

Policy	Action Item Number & Brief Description	Status
	3. Work with San Luis Obispo County and SLOCOG to create/integrate local traffic models as tools to evaluate impacts/formulate appropriate mitigation measures.	Completed: Hwy 46E Parallel Route Study and update of City's Traffic Model. In Progress: Circulation Element update.
HOUSING ELEMENT		
	<i>The Housing Element is analyzed in a separate table.</i>	
CONSERVATION ELEMENT		
C-1A Water Source, Supply & Distribution	1. Investigate and implement if feasible, development of supplementary water supplies to provide diversified resources and receive aquifer demand.	Ongoing action; Nacimiento Water line construction is complete. Recycle water master plan is underway.
	2. Investigate and implement, if feasible, basin recharge programs through non-traditional methods	In process of drafting amended City storm water retention standards to facilitate this action – on-going. City is in process of implementing its first low impact project for construction in 2012 (21 st street).
	3. Maintain/update the Urban Water Management Plan and implement Best Management Practices as feasible.	Update of UWMP to be complete July 2011. Implementation is on-going.
	4. Maintain an updated Water Master Plan and develop needed water production, treatment, storage and distribution facilities as part of the Capital Improvement Plan/Budget.	Ongoing Actions: <ul style="list-style-type: none"> • Implement mandatory usage restrictions and prohibitions against waste defined under the ordinance. • Continue conservation outreach/ education and development of the Nacimiento surface water supply. • Working with groundwater basin stakeholders to develop an AB 3030 compliant Groundwater Management Plan; expected completion in March 2011.
	5. Maintain potable water quality via the following measures a. Continue to monitor City water supplies wells for water quality requirements. b. Encourage minimization of applications of agricultural chemical fertilizers and pesticides and enforce conservative application of agricultural waters. c. Provide treatment and distribution systems needed to assure conveyance of potable water that meets all water regulations.	Ongoing action In progress: updated private well policy and ordinance on hold. Council consideration is on hold pending resolution of water rates.
	6. New water service shall not be extended to areas outside the City boundaries.	As needed/ongoing action
	7. Maintaining private water well use shall be allowed only for existing agriculture uses and then only when approved by City Council.	In progress: updated private well policy
C-1B Sewer Service	1. Maintain an updated Sewer Master Plan and develop needed sewer conveyance and treatment facilities as part of the Capital Improvement Plan/Budget.	Ongoing action
	2. Require sewer connection for all new buildings.	Ongoing action

Policy	Action Item Number & Brief Description	Status
	3. Require the abandonment of all septic systems at such time that a sewer becomes reasonably available to a parcel.	Ongoing action
	4. The City shall not provide nor permit delivery of City sewer services to areas outside the existing City limits until such areas are annexed.	Ongoing action
	5. Develop wastewater effluent discharge alternatives including land percolation/ evaporation and/or recycling.	Completed
C-1C Storm Drainage	1. Maintain and update the Storm Water Master Plan. Implement, as feasible, recommended actions and Best Management Practices described in the Plan.	Storm Drain Master Plan Update is complete. The storm drain master plan will be revised again to implement storm water quality controls and hydromodification best management practices as required by the Water Board.
	2. Establish a variety of revised development standards as may be appropriate.	To be scheduled
C-1D Solid Waste	1. Support and participate in an update to the County Solid Waste Management Plan.	To be scheduled
	2. Reduce the amount of solid waste to be taken to the landfill by implementing the City's Source Reduction and Recycling Element.	City has drafted a construction and demolition recycle ordinance and will be developing a construction debris recycling center beginning in 2010, pending adoption of a Master Plan in 2010.
	5. Develop a City-specific solid waste master plan.	To be scheduled
C-2B Air Quality/ Vehicle Miles Traveled	1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications.	Ongoing action
	2. Encourage the development of transit facilities.	Ongoing action
	3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop and play, thereby reducing the commute lengths for some City residents.	Ongoing action
	4. Encourage infill development.	Ongoing action
C-2C Air Quality/ Emissions Reduction	1. Continue to prohibit agricultural burning.	Ongoing action
	2. Encourage private sector efforts to provide composting and creation of mulch in locations that avoid incompatibility of land uses.	As needed/ongoing action
	3. Require builders to use appropriate techniques to minimize pollution from construction activities.	Ongoing action
C-3A Oak Trees	1. Implement the Oak Tree Preservation Ordinance.	Ongoing action
	2. Plant oaks in parks and on other City-owned properties.	
	3. Encourage and/or require new development to include the planting of new oaks.	Ongoing action
C-3B Sensitive Habitat	1. With CEQA review of new development, prepare biological studies, explore alternatives to habitat removal, and seek input from other public agencies with expertise in biological resources.	Ongoing action
	2. With CEQA review of new development, require mitigation of potential impacts to the San Joaquin Kit Fox and its habitat be provided.	Ongoing action
	3. Encourage use of native plants.	Ongoing action

Policy	Action Item Number & Brief Description	Status
C-4A Mineral Resources	1. Continue to permit surface mining of sand and gravel as a conditional use within the Salinas River and Huerhuero Creek.	Ongoing action
	2. Ensure that measures are adopted to protect the capability for future extraction of sand and gravel.	As needed/ongoing action
C-5A Visual Resources	1. Investigate and implement, as feasible, a variety of alternative funding sources to enhance important visual resources.	To be scheduled
	2. Establish/implement site design, landscaping, architecture, and sign design standards to define gateways, corridors, major arterials, and natural areas.	Completed: Gateway Plan in August 2008
C-6A Historic Resources	1. Continue to implement the Council adopted Downtown Design Guidelines	Ongoing action
	2. Establish a Vine Street Historic and Architectural Preservation Overlay District. Prepare and implement design guidelines for future development and renovations.	To be scheduled
C-6B Archaeological Resources	1. For projects subject to CEQA, prepare archaeological studies. Incorporate mitigation measures identified by such studies into the development.	As needed/ongoing action
OPEN SPACE ELEMENT		
OS-1A Open Space/ Purple Belt	1. This plan/program is to address: (a) open space acquisition; (b) acquisition priorities; and (c) maintenance and monitoring of City-owned open space areas	No action indicated. (this action item is informational in nature.)
	2. Reserve easements for public access, preferably trail access, to large units.	As needed/ongoing action
	3. Develop strategies for pursuing federal, state, and private funding for the Open Space/Purple Belt plan/program.	Purple Belt Plan adopted; Turley Open Space Easement acquired; Other acquisitions are on-going
	4. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design.	As needed/ongoing action
	5. Investigate and implement the transfer of development rights from open space lands to other lands and dedication of conservation easements where appropriate.	Completed: Adoption of Purple Belt Plan in 2009; acquisition of Turley Open Space Easement. Other easement acquisitions are on-going
	6. Strive to establish an agricultural buffer between publicly-accessible open spaces and bordering agricultural lands.	As needed/ongoing action
	7. Coordinate the City's Open Space/Purple Belt plan/program with neighboring communities, the County of San Luis Obispo, and non-profit agencies.	Completed: Adoption of Purple Belt Plan in 2009
	8. Investigate with San Luis Obispo County, establishment of permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns.	On-going action
	9. Ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses.	See response to Action Item #3 under Policy LU-2E
	10. Implement strategies that help preserve or protect agriculture, including: - Establish agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development. - Implement the City's adopted "right-to-farm" ordinance. - Participate in the Williamson Act and other farmland preservation programs.	To be scheduled after adoption of a Purple Belt Plan.

Policy	Action Item Number & Brief Description	Status
	11. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	As needed/ongoing action
NOISE ELEMENT		
N-1A Noise Minimization	1. Revise/update the noise performance standards as needed to be consistent with the Noise Element's Goals, policies, and standards.	As needed/ongoing action
	2. Periodically review and update the Noise Element to ensure that noise exposure info. and policies are consistent with changing conditions within the City and with any new noise control regulations or policies.	As needed/ongoing action
	3. Make the Acoustical Design Manual available to the public so that they can incorporate noise reduction measures into private projects.	Ongoing action
	4. Provide appropriate noise attenuation features in the design of new arterial streets.	Ongoing action
	5. Where feasible, require installation of noise barriers along arterial rights-of- way.	As needed/ongoing action
	6. Develop procedures to finance and facilitate construction of sound walls and other noise mitigation measures where the City Council determines they are needed.	As needed/ongoing action
	7. When mitigation must be applied to satisfy City noise standards, specified priorities for mitigation shall be observed.	As needed/ongoing action
	8. Mitigation for new residential development shall proceed as described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	9. For new residential development where outdoor activity areas are impacted with noise exceeding 65 dbA, the DRC may require installation of noise barriers.	As needed/ongoing action
	10. Use measures listed in the Acoustic Design Manual where necessary to reduce interior noise levels for new residential development to 45 dBA.	Ongoing action
	11. For non-residential noise-sensitive uses, mitigation may proceed in a manner similar to that described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	12. Require acoustical analyses where a proposed new noise-sensitive land use may be exposed to noise levels that exceed City noise standards.	As needed/ongoing action
	13. Permit new development only where the noise level from existing stationary noise sources will not exceed specified standards or where mitigation measures have been incorporated into the design of the development.	As needed/ongoing action
	14. Where a new stationary, non-agricultural noise source is proposed to be developed or an existing stationary noise source is proposed to be expanded, mitigation of noise levels that exceed those listed in Table N-5 shall be required.	As needed/ongoing action
	15. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis or as specified in the Noise Element are implemented in the development review and building permit processes.	As needed/ongoing action
	16. Maintain open space to provide noise attenuation zones.	As needed/ongoing action
	17. Incorporate specified construction noise mitigation measures into contract specs.	As needed/ongoing action
N-1B Airport Noise	1. Implement the provisions of the Airport Land Use Plan.	As needed/ongoing action
	2. Require aviation easements in areas impacted by noise from aircraft operations.	As needed/ongoing action

Policy	Action Item Number & Brief Description	Status
SAFETY ELEMENT		
S-1A Hazard Education	1. Distribute informational handouts.	Ongoing action
	2. Support volunteer training aimed at assisting police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Suspended pending available funding.
	3. Support/sponsor exhibits and presentations in secondary schools.	Reduced commitment pending available funding.
S-1B Disaster Response	1. Maintain Mutual and Automatic Aid Agreements with regional fire prevention and law enforcement agencies.	As needed/ongoing action
	2. Periodically review/update the Emergency Services Growth Management Plan.	Suspended pending available funding.
	3. Incorporate fire and crime prevention measures in the design and construction of new development via specified actions.	As needed/ongoing action
S-1C Hazardous Exposure Minimization	1. <i>Police Service Standards.</i> Maintain a ratio of 0.5 non-sworn personnel per 1,000 population and a ratio of 1.4 to 1.6 sworn personnel per 1,000 population.	The FY 08/09 Budget provides for a ratio of 1.50; actual deployment is projected to be 0.93 at the close of the year.
	2. <i>Emergency Services Standards.</i> Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 pop.	The FY 07/08 Budget provides for a ratio of 0.83.
	3. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	See response to Action Item #2 under Policy LU-1A
S-1D Structural Safety	1. Review and update, as necessary, the City's Building Security & Construction Standards for new development projects.	See response to Action Item #4 under Policy LU-2D
	2. Maintain a current survey of URM buildings and other hazardous structures.	As needed/ongoing action
	3. Require structures identified as being located in hazardous areas to be brought into conformance with acceptable levels of risk.	Completed
	4. Discourage the locating of critical facilities within identified hazard areas.	As needed/ongoing action
	5. New development in high/medium wildland fire hazard areas to: investigate vulnerability, potential as an ignition source, and implement mitigation measures.	As needed/ongoing action
	6. Prohibit construction within seismic and geologic hazards areas.	As needed/ongoing action
	7. In reviewing proposals for future water impoundments, require an evaluation of potential inundation areas and design of the dam to withstand earthquakes.	As needed/ongoing action
S-1E Hazardous Materials	1. Continue to require applicant declarations pursuant to Gov't Code §65820.2.	As needed/ongoing action
	2. Provide required notices to the County Environmental Health Department.	As needed/ongoing action
	3. Continue implementation of existing programs; add new ones as required.	As needed/ongoing action
S-1F EMF Exposure	1. No residential structures or yards, schools, active parks, or recreational facilities are to be built within the utility corridor right-of-way.	As needed/ongoing action
PARKS & RECREATION ELEMENT		
PR-1A Park & Recreation Facilities	1. Periodically assess usage of park facilities, and identify physical changes needed to accommodate anticipated land use patterns.	Complete: Master Plan for Sherwood Park; Uptown/Town Centre Specific Plan will address City Park, Robbins Field, and Pioneer Park

Policy	Action Item Number & Brief Description	Status
	2. Implement improvements at existing parks, including completion of recreation facilities.	Completed: <ul style="list-style-type: none"> • Sherwood - Phase 1A and baseball field rehab; • Centennial –improvements, refurbishment of entry area, and authorization for community demonstration garden; • Barney Schwartz - shade structures, walkway, BBQ facility; (Sign rehab in progress 2011); • Municipal Pool - rehabilitation of warm water pools and building.
	3. Allow compatible activities and land uses near parks.	As needed/ongoing action
	4. Cooperate with the County, Paso Robles Unified School District and Cuesta College, in park funding and joint use of park	Completed: Montebello (7 ac) park; to be scheduled: purchase of 3 more acres (next to 7 ac)
	5. Require specific plans to include parks as appropriate.	In Progress with Chandler Ranch, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans
PR-1B Master Plan	1. Prepare needs assessment for Park & Recreation improvements. Consider the improvements listed in Table PR-1 (attached at the end of this table).	Complete: Public Art in Parks In progress: Salinas River trail; City Park, Pioneer Park, Robbins Field improvements as part of Uptown/Town Centre Specific Plan
	2. Seek State, Federal and local grants, and individual, private and corporate support, to improve City parks and recreation services.	Completed: improvements to BSP; Centennial Park entry rehabilitation and children’s outdoor activities. In 2010, the City received a Proposition 84 Grant of \$2,575,000 to construct an “Uptown Family Park” at 36 th and Oak Streets.
	3. Investigate/implement acquisition of land or easement, in the Salinas River and Huerhuero Creek for a park, equestrian paths or other public recreational uses.	Two acquisitions of River lands completed in 2010: (1) 155 acres generally south of Niblick Road, and (2) 5.5 acres between Navajo Avenue and Creston Road to extend a bikeway along the East Side.
	4. Create and adopt a Salinas River Corridor Plan; cooperate with neighboring public agencies to establish the DeAnza Trail as a link in a regional trail system.	In progress: Salinas River Plan and exploration with SLOCOG Staff to support a grant application for a North County River Trail Plan connecting San Miguel and Santa Margarita, to include identification with, and historical reference to, the De Anza Trail where appropriate.

Table CE-1. Potential Circulation Improvements

Type of Improvement	Improvement	Status
Downtown	Access Improvements, including improved on/offramps to Highway 101 where appropriate, at 16 th and 24 th streets	Project design is complete and funded. Construction should be underway September 2011
	Improvements to traffic flow within the downtown area	To be addressed as part of Uptown/Town Centre Specific Plan
Improvements to Existing Arterials	24th Street—Lake Nacimiento Road widening and improvement	To be scheduled (not included in Uptown/Town Centre Specific Plan)
	Creston Road corridor widening and improvements	In Progress: Creston Road Plan Line Study.
	Spring Street consistent paved width, but retain as two lanes	Being addressed in Uptown/Town Centre Specific Plan
	Niblick Road corridor 4-lane configuration	Completed
	Union Road widening to improved 2-lane configuration	Riverglen-Kleck: completed; Kleck-Prospect: plan line adopted
Roadway extensions or realignments	Airport Road extension and intersection/interchange with Highway 46 East	CalTrans Hwy 46 E Corridor Study replaces Airport Road intersection with interchange at Union Road. City is completing Requests For Proposals for a draft Project Study Report in September 2011. Circulation Element Update will show this change.
	Airport Road full extension between Dry Creek & Charolais Road	Circulation Element Update will eliminate this.
	Realignment of Sherwood/Linne via the Chandler Ranch Area Specific Plan	Plan line a part of Chandler Ranch Area Spec. Plan
	Union Road realignment to eliminate access to SR 46E	As a result of the Hwy 46E Corridor Study, an interchange between Union Road and Hwy 46E is now being planned. A Request for Proposals for the Project Study Report has been issued.
	4th Street connection to Riverside with underpass connection to U.S. 101	Project Study Report completed, but the Uptown/Town Centre Specific Plan may call for re-design.
New bridges and interchanges	SR 46E/Golden Hill Interchange improvements	Hwy 46E Corridor Study is complete. No additional improvements after those recently installed for Lowes are planned.
	SR 46E/Airport Road Interchange improvements	As a result of the Hwy 46E Corridor Study, an interchange between Union Road and Hwy 46E is now being planned.
	Charolais Road Bridge over Salinas River	The Draft Circulation Element recommends that this crossing be eliminated.

Table CE-1. Potential Circulation Improvements

Type of Improvement	Improvement	Status
	Southbound onramp to U.S. 101 at/near 16th Street	Project Study Report completed; in design in FY 07/08; construction to commence in FY 10/11.
	24th Street overpass over the railroad	The Draft Uptown/Town Centre Specific Plan recommends that only pedestrian and bikeways be added to this overpass.
	Airport Road bridge over Huerhuero Creek	Plan line a part of Chandler Ranch Area Spec. Plan
	Dry Creek Road bridge over Salinas River and extension to Highway 101	The Hwy 46E Corridor Study dismissed this proposal; it will be eliminated in the Circulation Element Update.
	Dry Creek Road bridge over Huerhuero Creek	To be scheduled
	Wellsona Road bridge over Salinas River	The Draft Circulation Element Update recommend eliminating this.
	U.S. 101/SR 46E interchange improvements	Construction to commence in FY 11/12.
	U.S. 101/SR 46W interchange improvements	Phase 1A construction to commence in FY 11/12.
	S. Vine Street improvements from 1st Street to SR 46W	Completed
	Ramada improvements from SR 46W to Volpi Ysabel Road	Not in City; the Draft Circulation Element Update recommends elimination of this project.
Traffic Signals	at 4th/Spring	Installed
	at 16th/Spring	Being addressed in the Uptown/Town Centre Specific Plan.
	at Charolais/South River	Complete: plan line adopted
	at Sherwood/Airport Road	Plan line a part of Chandler Ranch Area Spec. Plan
	at Airport Road/Highway 46 East (Interim Improvement)	The Draft Circulation Element Update recommend eliminating this.
	at 24th/Vine	Completed
	at Creston/Lana	Creston Road Plan Line is still in draft form.
	at Niblick/Country Club	Completed
	at Niblick/Nicklaus	Completed
	at Niblick/High School	Completed
	Install camera-operated traffic signals	Completed.
Pedestrian/Bikeway Facilities	Bikeways as indicated in the City's Bikeway Plan, with intent to extend bikeway between City Limit lines	Completed: Bike Master Plan Update; South Vine Street Class II Bikeway; Class I bikeway on east side of River, south of Navajo Avenue. Construction of the Class I bikeway on east side of the River north of Navajo is scheduled to commence in FY 11/12. To be scheduled: Other bikeways.

Table CE-1. Potential Circulation Improvements

Type of Improvement	Improvement	Status
	LED lighted crosswalks, especially near schools	Completed: 24 th & Oak, 34 th & Spring, 2 on Scott Street at Sherwood Park; planned: Spring and 17 th and in Riverside Ave at Main Entrance to Paso Robles Event Center.
	De Anza Trail along Salinas River corridor	In progress: Salinas River Plan
	Chandler Ranch Area Specific Plan trail system	In progress: Chandler Ranch Specific Plan
	Interconnecting pedestrian paths between Salinas River corridor and other facilities within the City	In progress: Salinas River Plan (whole corridor); Completed: Salinas River Parkways Trail
	Traffic Calming Measures where appropriate	In Progress: Traffic Calming Plan

Table PR-1. Park & Recreation Facility Improvements

Type of Improvement	Improvement	Status
EXISTING IDENTIFIED PARK AND FACILITY NEEDS	10-acre park north of 24th Street	To be addressed as part of Uptown/Town Centre Specific Plan
	Aquatic center, preferably covered, probably a joint venture between the City, school district, and Cuesta College. Most likely to be located at Cuesta College.	Identified in Uptown/Town Centre Specific Plan.
	10-acre park near the Borkey area	To be scheduled
	Chandler Ranch Area Specific Plan: park in conjunction with any new school site	In Progress: Chandler Ranch Specific Plan
	7-10 acre park in Union/46 Specific Plan area	Completed: purchase of 7 ac in Montebello; to be scheduled: purchase of 3 more acres (next to 7 ac)
OTHER NEEDED IMPROVEMENTS		
<i>Recreation Facilities</i>	Youth Center	Identified in Uptown/Town Centre Specific Plan.
	Neighborhood Center (on east side)	To be scheduled
	Nature Center, with large contiguous open space area	To be scheduled
	Enhance crossing of Riverside to allow for connectivity between fairgrounds and parking lot east of Riverside	Completed
	Public Equestrian staging area	In progress: Salinas River Plan
	General Recreation Services	Ongoing action; Volunteer Program established
<i>Parks</i>	No Pocket Parks needed, only larger facilities	Ongoing action
	Oak Park needs rehabilitation, possibly with park or recreational amenities	To be addressed as part of Uptown/Town Centre Specific Plan
<i>Bikeways and Trails</i>	Bikeways as indicated in the City's Bikeway Plan	Completed: South Vine Street Bikeway; update of Bike Master Plan. In Progress: Uptown/Town Centre Specific Plan.
	Trail near railroad within 4th Street Specific Plan	To be scheduled
	Make trail connections between parks facilities citywide	Phase 1: Uptown/Town Centre Specific Plan

Table PR-1. Park & Recreation Facility Improvements

Type of Improvement	Improvement	Status
	Pursue De Anza Trail along Salinas River	In progress: Salinas River Plan and exploration with SLOCOG Staff to support a grant application for a North County River Trail Plan connecting San Miguel and Santa Margarita, to include identification with, and historical reference to, the De Anza Trail where appropriate.
	Salinas River trail on either side of the river between 13th Street and Veteran's Memorial bridges	Eastern trail: portion south of Navajo Avenue is complete. See discussion two boxes below regarding the section north of Navajo. Western trail to be scheduled.
	Chandler Ranch Area Specific Plan trail system	In progress: Chandler Ranch Specific Plan
	Complete the Class I pathway from Creston Road along South River Road	Complete: Portion south of Navajo Avenue. Construction of the Class I bikeway on east side of the River north of Navajo is scheduled to commence in FY 11/12.
<i>Plans/Programs</i>	Pursue Public Art in Parks Program (development should fund public art in parks)	Completed: Public Art Policy Established: Festival of the Arts (annual event in City Park)
	Implement Master Plan of Bikeways	Ongoing action
	Develop Multi-Purpose Trail Plan	In progress: Salinas River Plan
	Expand Bikeway trails map to include pedestrian trails	Completed.

Context of Housing Element Review

The Housing Element of the General Plan for the City of Paso Robles was adopted on December 7, 2004. On December 29, 2004, the State Department of Housing and Community Development (HCD) sent the City a letter finding the Housing Element to be in compliance with Housing Element Law.

This annual review of the Housing Element will:

- Summarize new residential construction activity between January 1, 2001 (the beginning of the period of the current Regional Housing Needs Allocation) and December 31, 2010;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2010;
- Report on progress towards implementing the Action Items contained in the 2004 Housing Element.

In 2009, the City prepared a draft update to the Housing Element, conducted a public workshop at the joint City Council/Planning Commission meeting on May 12, and submitted the draft to HCD. In July, HCD submitted comments on the draft element calling for several revisions to achieve conformance with State Law. The task of making the necessary revisions was put on hold while staff worked on the Draft Uptown/Town Centre Specific Plan, which continued through 2010. Resumption of the Housing Element Update is scheduled for Spring 2011.

Completed New Housing Units: Regional Housing Need and Quantified Objectives

Government Code Section 65583(c)(1)(A) requires that the City's General Plan identify adequate sites which will be made available through appropriate zoning and developments standards and with services and facilities, including water and sewer, to meet the City's housing needs for all income groups, including its share of the Regional Housing Need pursuant to Section 65584.

The Regional Housing Allocation Plan adopted by the San Luis Obispo Council of Governments in January 2003 assigns the City following numbers of dwelling units as its share of the Regional Housing Need to be met during the period January 1, 2001 through August 31, 2009.

Income Category	Dwelling Units (Target)
Above Moderate	651
Moderate	520
Low	467
Very Low	627
TOTAL	2,266

The City is not obligated to ensure that the number of dwelling units shown above is built within this time frame, it is only obligated to ensure that there is sufficient land appropriately zoned and served. The Housing Element does, however, establish quantified objectives for building new dwelling units within the same time frame as shown in the table below (next page).

Program	Income Group				Total	Note #
	Above Moderate	Moderate	Lower	Very Low		
1/01/01 to 12/31/03	808	236	118	0	1,162	1
Market RSF-1 - 4	813	0	0	0	813	2
Market RSF-6	0	42	0	0	42	3
Market RMF-8 and RMF-9	0	43	0	0	43	4
Market RMF-12 - 16	0	0	97	0	97	5
RMF-20	0	0	0	50	50	6
Entitled Low Income Senior Housing	0	0	1	68	69	7
Entitled Low Income Family Apartments	0	0	1	67	68	8
Second Units	0	0	0	38	38	9
Employee Housing	0	0	0	45	45	10
Total	1,621	321	217	268	2,427	

Notes:

1. Units constructed (Certificates of Occupancy or utility releases for mobile homes) between 1/01/01 and 12/31/03.
2. Calculated as the remainder after the units from all other programs were tallied.
3. 30 Units in Cottage Lane and 12 units in Tract 2411 (Gearhart).
4. 23 units in Tract 2472 (Koman); 9 units in PD 01026 (Jordan); 11 infill units (average 2 units/year between 2004 and 6/30/09).
5. 80 Units in multi-family section of Tract 2422 (Harrod); 17 infill units (average 3 units/year between 2004 and 6/30/09).
6. Assumes RMF-20 is adopted and assigned to properties and that one 50 unit project is built by 6/30/09.
7. Creekside Gardens and Oak Creek Senior Housing projects.
8. Canyon Creek Project.
9. 3% of 1,265 units expected between 2004 and 2008.
10. Units from the approved Hot Springs and Provence Resort Projects

Between January 1, 2004 and August 31, 2009, a total of 1,536 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	1,124
Moderate	130
Lower	147
Very Low	135
Total	1,536

Details showing the composition of the above new units are attached in a document entitled "Paso Robles Historic Residential Growth: January 1, 2001 through December 31, 2010". Together with the "Historic" housing activity reported in the first row of the Quantified Objectives Table, the total numbers of new dwelling units developed between January 1, 2001 and December 31, 2010 are shown in the table below.

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	407
2005	401	20	12	28	461
2006	257	27	18	67	369
2007	74	14	88	0	176
2008	44	0	20	40	104
2009	21	0	6	0	27
2010	20	4	0	0	24
Total	1,956	370	269	135	2,730

New Housing Units: Under Construction and Approved

As of December 31, 2010, there were active building permits for 138 units, which can be classified by income groups as follows:

Above Moderate	46	(single family development)
Moderate	6	(West Side condominiums)
Lower	58	(2 Caretaker units; 3 apartments, 53 units in Hidden Creek Village)
<u>Very Low</u>	<u>28</u>	(units in Hidden Creek Village)
Total	138	

In addition to the above figures, there are hundreds of vacant lots in recorded and tentatively-approved subdivisions. Most of these will be affordable only to above moderate income households.

New Housing Units: Proposed

In June 2010, the City Council approved an application to develop 302 apartments for low income families at Oak Park Public Housing (between 28th and 34th Streets, east of Park Street. 154 of the units will be new; 148 will be replacement units. The project will be developed in 3 or more phases. That application included a request for a density bonus and an extra density bonus.

In November 2010, the City Council and Redevelopment Agency adopted resolutions reserving CalHome and Redevelopment Low and Moderate Income Housing (LMIH) funds to assist Habitat for Humanity build 6 single family homes for very low income households in the 2800 Block of Vine Street.

New Housing Units: Completed Since Last Annual Report

In 2010, Certificates of Occupancy were issued for 20 single family detached homes, 2 single family attached homes, and 2 apartment units in a duplex.

Rehabilitated Units

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. Between 1988 and 1995, the City did offer CDBG-funded low interest loans to rehabilitate homes and apartments owned or occupied by lower income households. Action Item 3 under Policy H-2 calls for the City to evaluate the feasibility of reinstating the City’s housing rehabilitation loan program using CDBG or Redevelopment Low and Moderate Income Housing (LMIH) funds. The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used to assist such an activity.

Conserved Units

There are subsidized housing units at risk of conversion to market rate. Peoples’ Self-Help Housing Corp. has submitted a letter indicating their willingness to acquire any subsidized housing that may otherwise convert to market rate. (See Appendix 4.0 of the Housing Element.) The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used to assist such an activity.

Removal of Constraints

On October 5, 2004, the City Council adopted an ordinance amending the Zoning Code to establish development standards for the Mixed Use Overlay Land Use Category. This ordinance, which is listed as Action Item 7 under Housing Element Policy H-1B, facilitates development of rental housing at densities up to 20 units per acre either on the same site as commercial development or on nearby vacant commercially-designated land.

On January 4, 2005, the City Council adopted General Plan Amendment 04-01(B), which removed a privately-owned, vacant, 1.1 acre RMF-12 property from the Oak Park Specific Plan Overlay Land Use Category (which is intended to focus on the long-term redevelopment of Oak Park Public Housing). This action facilitated approval of a development plan for 18 multi-family residential units by the Planning Commission on April 26, 2005.

On May 17, 2005, the City Council adopted an ordinance amending the Zoning Code to establish the R-5 Zoning District and accompanying zoning regulations for high density multi-family housing (up to 20 units per acre). This ordinance, which is listed as Action Item 1b under Housing Element Policy H-1A, facilitates development of rental housing at densities up to 20 units per acre in the RMF-20 land use category.

On November 1, 2005, the City Council adopted an ordinance amending the Zoning Code to remove a requirement that second units share utility meters with the primary unit as it had been learned that utility companies charge higher rates for second units on the same meters.

On October 18, 2005, the City Council adopted an ordinance amending the Zoning Code to establish a Senior Housing Overlay in the northwest quadrant of the City. This overlay allows development of senior housing consisting of 35 or more units on properties within the overlay regardless of underlying zoning. The overlay was established in the 2003 General Plan Update.

On August 29, 2006, the City Council adopted an ordinance amending its Density Bonus Ordinance to bring it into compliance with SB 1818 (2004) and SB 435 (2005).

On January 6, 2009, the City Council adopted Resolution 09-007, which automatically extended the expiration dates for building permits and zoning entitlements until December 31, 2010.

On July 7, 2009, the City Council adopted Ordinances 958 N.S. and 959 N.S. which provided zoning regulations facilitating reasonable accommodations for housing disabled persons and for enabling employee (farmworker) housing, respectively.

Progress Toward Implementation of Action Items

The table on the following pages reports efforts made through December 31, 2010 to implement the Action Items and gives a brief statement about the schedule for future implementation.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/10	Future Scheduling
H-1A	1a: Evaluate all amendments to the Land Use Map for their effect on meeting the City's share of the Regional Housing Needs	Ongoing	General Plan Amendment 2006-001 increased the amount of land designed for Residential Multi-Family, 12 units per acre by 4.7 acres. General Plan Amendment 2007-001 increased the amount of land designed for Residential Multi-Family, 12 units per acre by 22 acres.	Upon review of any applications for general plan amendments
	1b: Amend Zoning Code to establish regulations for multi-family, 20 unit per acre	Fiscal Year 2004/2005	Code Amendment adopted May 17, 2005 (Ordinance No. 900 N.S.)	None
	1c: Amend Zoning Code to implement the Senior Housing Overlay	Fiscal Year 2004/2005	Code Amendment adopted October 18, 2005 (Ordinance No. 906 N.S.)	None
	2: Assess balance and distribution of housing types in conjunction with General Plan amendments and rezones	Ongoing	None – No applications for any amendments that would reduce capacity were filed with the City.	Upon review of any applications for general plan amendments
	3: Disperse housing for all income groups to avoid concentrations in any one area	Ongoing	a. Accomplished with 2003 Land Use Element b. PD 08-010, which proposes 81 rental units for low income families, implements this policy. A building permit for this project was issued in February 2010.	a. Upon review of any applications for general plan amendments .
	4: Encourage Provision of student housing near Cuesta College through a variety of efforts	Ongoing	a. In early 2005, City staff met with Cuesta College Administration to open discussions on this item. Additionally, City staff has communicated to developers the City's objective to develop rental housing on land designated for multi-family housing with densities of 12 units or more. b. An application for a general plan amendment to redesignate 270 acres north and west of Cuesta College for a variety of residential densities was filed in 2007 but placed on hold in 2009.	Continue to implement this action.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/10	Future Scheduling
H-1B	1: Work with developers to meet quantified objectives for new housing	Ongoing	This has been done regularly. During this Housing Element Cycle, three low income housing projects have been completed: Canyon Creek Apartments; Creekside Gardens Senior Apartments; and Chet Dotter (Oak Park) Senior Housing. In 2010, construction commenced on an 81 unit apartment complex for low income households at 80 S. River Road. In June 2010, the City Council approved an application to build 302 low income apartments at Oak Park Public Housing (154 units will be new; 148 will be replacement).	Continue to implement this action.
	2: Maintain comprehensive housing program	Ongoing	Budgeted through Fiscal Year 2010/11.	Continue to implement this action.
	3: Continue to assist agencies provide emergency shelter to the homeless	Ongoing	2010 CDBG allocations included: \$11,614 to Transitional Food and Shelter's (TFS) Motel Voucher Program and \$5,400 to El Camino Homeless Organization (ECHO)'s shelter in Atascadero. Prior years' allocations of CDBG funds assisted TFS, ECHO, and the North County Women's Shelter.	TFS and ECHO have filed application for 2011 CDBG funds.
	4: Develop a downpayment assistance program	Ongoing	a. The City made 5 CalHome loans to low income first-time homebuyers in 2004. b. The 2004 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	None scheduled. Amount of CalHome, HOME, or CDBG Funds available are too small to benefit sufficient numbers of low income households to make such a program an effective use of City resources, given other priorities.
	5: Amend Zoning Code to provide for homeless and transitional housing	Fiscal Year 2005/2006	In 2010, City staff conducted research to do this in a manner to implement SB 2.	To be completed in FY 10/11.
	6: Work with Cuesta College to encourage housing for students	Ongoing	See entry for Action Item #4 under Policy H-1A, above.	Continue to implement this action.
	7: Amend Zoning Code to implement Mixed Use Land Use Category	Fiscal Year 2004/2005	Code Amendment adopted by City Council on October 19, 2004	None

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/10	Future Scheduling
	8: Amend Zoning Code to provide for ministerial modification of zoning standards to facilitate disabled access	Fiscal Year 2005/2006	Code Amendment adopted by City Council on July 7, 2009	None
	9: Amend Zoning Code to provide for farmworker housing	Fiscal Year 2006/2007	Code Amendment adopted by City Council on July 7, 2009	None
H-2	1: Continue to enforce zoning, property maintenance, building, fire, parking and nuisance abatement codes	Ongoing	This is done on an ongoing basis	Continue to implement this action.
	2: Continue to implement Demolition of Buildings and Structures Codes (Historical Preservation)	Ongoing	This has been done on an ongoing basis.	Continue to implement this action.
	3: Evaluate feasibility of reinstating residential rehab program	Ongoing	The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used for residential rehabilitation.	Continue to implement this action.
	4: Amend Zoning Code to update condominium conversion regulations	Fiscal Year 2005/2006	None, but there has been no demand for condominium conversions in recent years.	To be determined via Housing Element Update
	5: Develop plan to conserve "at-risk" subsidized rentals	Fiscal Year 2004/2005	City obtained letter from Peoples' Self-Help Housing Corp, indicating their willingness to acquire any complexes that may convert to market rate. The 2010-2014 Redevelopment Implementation Plan provides that LMIH funds may be used for this purpose.	Continue to implement this action.
H-3A	1: Review adopted policies and standards to remove constraints	Ongoing	a. General Plan Amendment 04-01 (B), adopted January 4, 2004, removed a multi-family zoned parcel from the Oak Park Specific Plan Overlay. This facilitated approval of a development plan for the subject parcel. b. Code Amendment adopted by City Council on November 1, 2005 to facilitate 2 nd unit development.	Continue to implement this action.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/10	Future Scheduling
H-3B	1: Review Zoning Code to remove constraints	Fiscal Year 2005/2006	None. A new assessment of constraints will be conducted in 2011 as part of the Housing Element Update.	To be determined via Housing Element Update
H-4	1: Provide referral info on housing complaints	Ongoing	No complaints filed.	Continue to implement this action.
	2: Provide info on Fair Housing	Fiscal Year 2005/2006	Information added to City's web site.	Continue to implement this action.
H-5	1: Continue to implement Land Use policies and programs that call for energy efficient land use planning and development	Ongoing	<ul style="list-style-type: none"> a. Accomplished with 2003 Land Use Element b. Since 2008, the City has continued to investigate opportunities to implement "resource management" measures that would address global climate change, energy use, low impact design (water quality) and related matters. 	Continue to implement this action.

NOTE: All unit counts are based on City records for Certificates of Occupancy except for mobile homes, where utility connection records were used.

2001: Report to State Department of Finance (DOF)

Housing Type	# of units	Notes
Single Family, Detached	306	
Single Family, Attached	12	525 - 21 st St moved-in house included
Mobile Homes	38	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
Total	356	

2001: City Records

Low Income

Habitat for Humanity 2 units
 Quail Run Mobile Home Park38 units
 Total.....40 units

Moderate Income

Creston Courtyards.....29 units (RSF-6 Type of development)
 Serenade.....43 units (RSF-6 Type of development)
 Turtle Creek.....14 units (RSF-6 Type of development)
 West Side Infill..... 4 units (2024 Oak, 136 – 12th, 419 Oak, 525 – 21st)
 Total.....90 units

Above Moderate Income

Total C's of O.....356 units (See DOF Report Table above)
 Low Income Units(40 units)
 Moderate Income Units(90 units)
 Total.....226 units

2002: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	415	
Single Family, Attached	26	
Mobile Homes	67	
Multi-Family, 2-4 units/structure	4	
Multi-Family, 5+ units/structure	12	Apts at SWC Exper. Sta. and Buena Vista Roads
Total	524	

2002: City Records

Low Income

Habitat for Humanity 1 unit
 Infill multi-family 4 units
 Quail Run Mobile Home Park 67 units
 Total 72 units

Moderate Income

Creston Courtyards 26 units (RSF-6 Type of development)
 Serenade 9 units (RSF-6 Type of development)
 Turtle Creek 26 units (RSF-6 Type of development)
 Cottage Lane 30 units (RSF-6 Type of development)
 West Side Infill 1 unit (2125 Pine)
 Total 92 units

Above Moderate Income

Total C's of O 524 units (See DOF Report Table above)
 Low Income Units (72 units)
 Moderate Income Units (92 units)
 Total 360 units

2003: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	255	
Single Family, Attached	22	
Mobile Homes	5	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
Total	282	

2003: City Records

Low Income

Infill multi-family 1 unit (305 – 16th; 2nd unit on lot)
 Quail Run Mobile Home Park 5 units
 Total 6 units

Moderate Income

Creston Courtyards 1 unit (RSF-6 Type of development)
 Turtle Creek 15 units (RSF-6 Type of development)
 Cottage Lane 30 units (RSF-6 Type of development)
 Creston SFA 8 units
 Total 54 units

Above Moderate Income

Total C's of O.....282 units (See DOF Report Table above)
 Low Income Units(6 units)
 Moderate Income Units(54 units)
 Total.....222 units

2004: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	340	
Single Family, Attached	56	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	0	
Total	407	

2004: City Records

Low Income

825 – 22nd : unit above garage..... 1 unit
 2920 Oak: garage conversion 1 unit
 739 Vine: 2nd unit on lot 1 unit
 432 – 9th: 2nd unit on R-2 lot..... 1 unit
 2025 Pine: 2nd & 3rd units on R-3 lot... 2 units
2024 Vine: 2nd units on R-3 lot 1 unit
 Total..... 7 units

Moderate Income

Oak Creek Commons.....35 units (RSF-6 Type of development)
 Turtle Creek.....16 units (RSF-6 Type of development)
 Tract 2411..... 3 units (RSF-6 Type of development)
 West Side Infill.....15 units (R-2/R-3 Multi-family)
 Total.....69 units

Above Moderate Income

Regular Single Family.....322 units
 709 Creston Road Condos 9 units
 Total.....331 units

2005: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	423	
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	38	
Multi-Family, 5+ units/structure	0	
Total	461	

2005: City Records

Very Low Income

Creekside Gardens 28 units (HUD §202)

Low Income

Creekside Gardens 1 unit (HUD §202 – manager’s unit)
 Duplex at 3018 Spring..... 2 units
 Duplex at 2232 Oak 2 units
 Duplex at 2926 Vine 2 units
 Caretaker unit at 2941 Union 1 unit
 2030 Oak: 2nd unit on R-2 lot 1 unit
 Triplex at 443 Olive 3 units
 Total.....12 units

Moderate Income

Oak Creek Commons..... 1 unit (RSF-6 Type of development)
 Tract 2411..... 9 units (RSF-6 Type of development)
 Cottage Lane 10 units (RSF-6 Type of development)
 Total.....20 units

Above Moderate Income

Regular Single Family.....401 units

2006: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	290	
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	68	Canyon Creek Apartments
Total	369	

2006: City Records

Very Low Income

Canyon Creek Apartments 67 units (Federal Tax Credit)

Low Income

Canyon Creek Apartments 1 unit (manager) (Federal Tax Credit)
 Caretaker at 3700 Spring..... 1 unit
 1721 Chestnut 2nd SF unit 1 unit
 622 Jackson 2nd SF unit..... 1 unit
 2723 Vine 2nd SF unit 1 unit
 1025/27 - 19th (2 SF on R-2 lot)..... 2 units
 Duplex at 1116 Fresno..... 2 units
 Duplex at 519 – 3rd..... 2 units
 Triplex at 730 Walnut..... 3 units
 2 Duplexes Capitol Hill 4 units
 Total.....18 units

Moderate Income

Cottage Lane18units (RSF-6 Type of development)
 533 Fein Avenue (SF unit) 1 unit
 24th Street Condominiums..... 8 units (RSF-6 Type of development)
 Total.....27 units

Above Moderate Income

Regular Single Family.....257 units

2007: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	85	
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	11	
Multi-Family, 5+ units/structure	80	Harrod's Vista del Rio Apartments
Total	176	

2007: City Records

Low Income

Vista del Rio Apartments80 units
 Caretaker at 902 – 21st 1 unit
 Caretaker at 2302 Airport..... 1 unit
 Caretaker at 829 – 10th 1 unit
 Caretaker at 1035 Vine 1 unit
 Triplex at 1802 Park..... 3 units
 4055 Dry Creek 2nd SF unit 1 unit
 Total.....88 units

Moderate Income

Cottage Lane 2 units (RSF-6 Type of development)
 Duplex at 629 – 19th..... 2 units
 Duplex at 922 – 16th..... 2 units
 Duplex at 540 – 20th..... 2 units
 Duplex at 2620 Vine 2 units
 123 Capitol Hill SF unit..... 1 unit
 1915 Pine SF unit..... 1 unit
 1437 Pine SF unit..... 1 unit
 1439 Pine SF unit..... 1 unit
 Total.....14 units

Above Moderate Income

Regular Single Family.....74 units

2008: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	46	Two are second units
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	2	3444 Park
Multi-Family, 5+ units/structure	56	Chet Dotter Senior Housing; 3440 Park
Total	104	

2008: City Records

Very Low Income

Chet Dotter Senior Housing40 units

Low Income

Second unit at 3189 Hwy 46 E 1 unit
 Second unit at 197 Sandbar Ct..... 1 unit
 Apartments at 3440 Park16 units
Duplex at 3444 Park 2 units
 Total.....20 units

Moderate Income

Total.....0 units

Above Moderate Income

Regular Single Family.....44 units

2009: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	23	Two are "caretaker" apartments above commercial uses (1339 Vine St and 608 – 12 th St)
Single Family, Attached	0	
Mobile Homes	0	
Multi-Family, 2-4 units/structure	4	1710 Pine St
Multi-Family, 5+ units/structure	0	
Total	27	

2009: City Records

Low Income

Caretaker unit at 1339 Vine St 1 unit
 Caretaker unit at 608 – 12th St 1 unit
Apartments at 1710 Pine..... 4 units
 Total..... 6 units

Above Moderate Income

Regular Single Family21 units

2010: DOF Report

Housing Type	# of units	Notes
Single Family, Detached	20	
Single Family, Attached	4	830 and 832 – 19 th St; 2 units at 513 – 3 rd St
Mobile Homes	0	
Multi-Family, 2-4 units/structure	0	
Multi-Family, 5+ units/structure	0	
Total	24	

2010: City Records

Moderate Income

Attached units at 830, 832 – 19th St 2 units
Attached units at 513 – 3rd St..... 2 units
 Total..... 4 units

Above Moderate Income

Regular Single Family20 units

Total: January 1, 2001 – December 31, 2010 Combined by Income Group)

Year	Income Category				Total
	Above Mod	Moderate	Low	Very Low	
2001	226	90	40	0	356
2002	360	92	72	0	524
2003	222	54	6	0	282
2004	331	69	7	0	407
2005	401	20	12	28	461
2006	257	27	18	67	369
2007	74	14	88	0	176
2008	44	0	20	40	104
2009	21	0	6	0	27
2010	20	4	0	0	24
Total	1,956	370	269	135	2,730