

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2011 HOUSING ELEMENT
DATE: MAY 24, 2011

Needs: To consider an update to the Housing Element that addresses comments and concerns raised by the State Department of Housing and Community Development (HCD) regarding conformance of the element with State Housing Element Law.

Facts:

1. On December 7, 2004, the City Council adopted an update to the Housing Element of the General Plan.
2. Section 65588 of the California Government Code requires that Housing Elements be updated per a schedule established by the Legislature. According to that section, the City was due to have adopted an updated Housing Element by August 31, 2009.
3. A draft updated Housing Element was presented to the Planning Commission and City Council in May 2009 at a public workshop. Organizations and persons with an interest in affordable housing matters or who owned property that the Housing Element identified as being appropriately zoned to accommodate the City's share of the Regional Housing Need were notified of the workshop and the availability of the draft Housing Element at least one month prior to the workshop.
4. In May 2009, the City submitted a copy of the Draft Housing Element to HCD, as required by Government Code Section 65585, for their review and a determination whether the draft element conformed with State Housing Element Law (Government Code Sections 65580 et seq.)
5. On July 16, 2009, HCD sent a letter to the City indicating that it had completed its review of the draft Housing Element and determined that it needed further revision to conform with State Housing Element Law. Their letter listed 25 changes that needed to be made. A copy of this letter is included in the Housing Element as Appendix A-1.
6. The major issues raised by HCD and the City's response will be summarized in the Analysis Section of this report (below).
7. In early July 2009, the Draft Uptown/Town Centre Specific Plan was published. The City formed 3 ad hoc committees and assigned top priority to that project. The further revision of the draft Housing Element to address HCD's comments was assigned a lower priority.
8. In late March, a copy of the draft Housing Element was sent to HCD for review. On May 16, 2011, the City received HCD's comments via email (Attachment 4).

9. The proposed Housing Element Amendment is subject to the California Environmental Quality Act (CEQA). The draft Housing Element does not authorize any more development (i.e. numbers or locations of dwelling units) or change of rate of development than that established by the Land Use Element of the General Plan. A full Environmental Impact Report was prepared for the 2003 General Plan Update; Negative Declarations were prepared for subsequent amendments to the Land Use Element. An Initial Study was conducted, and it concludes that the draft Housing Element will not have any significant effect on the environment and that no mitigation measures are necessary. It is proposed, therefore, that the City Council adopt a Negative Declaration for this amendment.

Analysis and
Conclusion:

HCD Comments of July 16, 2009: As noted in Fact #5, HCD had 25 comments on the draft Housing Element. Appendix A includes a table (on Pages A-8 and -9) that refers the reader to those sections of the revised element which address HCD's concerns. The most salient issues raised by HCD are summarized below.

- Homeless Housing Needs: Pursuant to SB 2 (2007), the element must identify potential zoning districts in which emergency shelters may be established "by right" (i.e., not subject to a conditional use permit) and provide that "Transitional" and "Supportive" Housing are also permitted by right as a type of single family residential use. SB 2 also requires that these zoning code amendments occur within one year of adoption of the Housing Element.
- Extremely Low Income Households' Housing needs: Pursuant to Chapter 891, Statutes of 2006, provide additional detail on the housing needs of this relatively new income group, which is defined as those households earning 0-30% of the County Median Income.
- Tenure: Provide more detail on ownership vs rental for various income groups.
- Regional Housing Needs Allocation (RHNA) Progress: Provide more information on how new units reported as meeting RHNA were determined to be affordable.
- Action Statements: The City must "commit" to pursuing actions rather than "consider" undertaking them. Action statements were revised to accomplish this.
- Preservation and Rehabilitation: Provide an updated survey of maintenance condition on existing housing and commit the City to do more to assist rehabilitation and preservation of existing affordable (subsidized housing). The draft element maintains that the need to replace the existing 148 units in Oak Park is the most critical need related to these issues and proposes that the City make assistance to the Redevelopment of Oak Park as its highest priority.
- Governmental Constraints to Affordable Housing: Provide a more detailed analysis on the effect of development standards and the permit process on affordability.

The revised element addresses all of the above as well as other less-salient issues listed in HCD's letter.

HCD Comments of May 15, 2011: HCD's comments were few. They recommended minor revisions to information and recommended revising four of the Action Items in Chapter 2. HCD's comments appear in Attachment 4 along with the suggested City response. Attachment 4 also includes revised pages of the Element that show the suggested response in *bold, italicized* text.

Policy

Reference: General Plan: Housing Element; Government Code Sections 65580 et seq.

Fiscal

Impact: Housing Element policies and action items do not authorize any more development or change of rate of development than that established by the Land Use Element of the General Plan. Therefore, there will be no new fiscal impacts associated with the Housing Element Amendment that were not considered with the 2003 General Plan Update. Most of the Zoning Code Amendments and other housing programs listed in the Housing Element can be accomplished by the Community Development Department using Community Development Block Grant (CDBG) and Redevelopment Low and Moderate Income Housing (LMIH) administrative funds, thereby mitigating fiscal impacts to the General Fund.

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

- a. (1) Adopt Resolution No. 11-XX Approving a Negative Declaration for the 2011 Housing Element;
- (2) Adopt Resolution No. 11-XX Approving the 2011 Housing Element.
- b. Amend, modify or reject the foregoing option.

Prepared by: Ed Gallagher, City Planner

Attachments:

1. Resolution Approving a Negative Declaration
2. Resolution Approving the 2011 Housing Element
3. Draft 2011 Housing Element (distributed separately due to its size)
4. HCD's Comments Received May 16 with City Responses, including revised text
5. Newspaper Notice

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RESOLUTION NO. 11-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A NEGATIVE DECLARATION FOR THE 2011 HOUSING ELEMENT

WHEREAS, pursuant to Section 65588 of the California Government Code, the City of Paso Robles has prepared a draft 2011 Housing Element of the General Plan to update the 2004 Housing Element; and

Whereas, the 2011 Housing Element does not propose any new development that has not been planned/provided for in the Land Use Element of the General Plan; the purpose of the Housing Element is to embody the City's policies for making housing affordable to the full range of income groups defined by State Law; and

WHEREAS, an Initial Study was prepared for the 2011 Housing Element (attached to this resolution), which proposes that a Negative Declaration be approved; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, public hearings were conducted by the Planning Commission on May 24, 2011 and by the City Council on June 21, 2011 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed 2011 Housing Element; and

WHEREAS, based on the information contained in the Initial Study prepared for the 2011 Housing Element and testimony received as a result of the public notice, the City Council finds no substantial evidence that there would be a significant impact on the environment if the 2011 Housing Element is approved.

NOW, THEREFORE, BE IT RESOLVED, that based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration for the 2011 Housing Element in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of June, 2011 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM
CITY OF PASO ROBLES
PLANNING DIVISION**

- 1. PROJECT TITLE:** **Housing Element Update 2011**
- Concurrent Entitlements:** **None**
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Ed Gallagher, City Planner
Phone: (805) 237-3970
Email: ed@prcity.com
- 3. PROJECT LOCATION:** **City-wide**
- 4. PROJECT PROPONENT:** **City of Paso Robles**
- Contact Person:** Ed Gallagher, City Planner
- Phone:** (805) 237-3970
Email: ed@prcity.com
- 5. GENERAL PLAN DESIGNATION:** **Affects all residential and most non-residential land use categories**
- 6. ZONING:** **Not Applicable**
- 7. PROJECT DESCRIPTION:**

The City of Paso Robles has prepared a draft Housing Element to update the 2004 Housing Element as required by Government Code Sections 65588. The 2011 Update does not propose any new development that was not planned/provided for in the Land Use Element of the General Plan as adopted in December 2003 and subsequently amended on several occasions, the most recent being in March 2009. The purpose of the Housing Element is to embody the City's policies for making housing affordable to the full range of income groups defined by State Law. These policies address new

residential development, preservation of existing housing units, and conservation of existing affordable housing supply.

A full Environmental Impact Report on the General Plan was prepared and certified by the City Council on December 16, 2003. The 2004 Housing Element and subsequent amendments to the Land Use Element of the General Plan, which defined the locations, types, and intensities of residential development, were approved with Negative Declarations.

8. ENVIRONMENTAL SETTING: See the Environmental Impact Report for the 2003 Update of the City's General Plan

9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED): none

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Ed Gallagher

Printed Name

03/22/11

Date

City Planner

Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the forest and Range Assessment Project and the forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The purpose of the project is to bring the Housing Element into conformance with State Housing Element Law while maintaining conformance with the General Plan. As noted in the Project Description, the proposed amendments to the Housing Element do not plan for any additional development above the amounts (i.e. numbers of dwelling units), types, and locations set forth in the December 2003 General Plan as amended.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (Source: 11) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES: Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

VI. GEOLOGY AND SOILS: Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The purpose of the project is to bring the Housing Element into conformance with State Housing Element Law while maintaining conformance with the General Plan. As noted in the Project Description, the proposed amendments to the Housing Element do not plan for any additional development above the amounts (i.e. numbers of dwelling units), types, and locations set forth in the December 2003 General Plan as amended.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

X. LAND USE AND PLANNING: Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The purpose of the project is to bring the Housing Element into conformance with State Housing Element Law while maintaining conformance with the General Plan. As noted in the Project Description, the proposed amendments to the Housing Element do not call for any development that would exceed the amounts (i.e. numbers of dwelling units) and rates (number of acres or dwelling units developed per year) set forth in the December 2003 General Plan as amended.				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

XI. MINERAL RESOURCES: Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XII. NOISE: Would the project result in:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
(Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
(Sources: 1, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

XIII. POPULATION AND HOUSING: Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: As noted in the Project Description, the proposed 2011 Housing Element Update does not call for any development that would exceed the amounts (i.e. numbers of dwelling units) and rates (number of acres or dwelling units developed per year) set forth in the December 2003 General Plan as amended.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The purpose of the Housing Element is to facilitate the development of affordable housing.

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection? (Sources: 1,10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection? (Sources: 1,10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities? (Sources: 1,10) Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Discussion:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC: Would the project:

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

b.	Conflict with an applicable congestion management program, including but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	---	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

EARLIER ANALYSIS AND BACKGROUND MATERIALS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

RESOLUTION NO. 11-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING THE 2011 HOUSING ELEMENT

WHEREAS, on December 7, 2004, the City Council adopted an updated Housing Element; and

WHEREAS, in 2009, pursuant to Section 65588 of the California Government Code, the City of Paso Robles prepared a draft update of the Housing Element of the General Plan; and

WHEREAS, pursuant to Section 65585 of the California Government Code, in 2009, the City submitted the 2009 draft updated Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on July 16, 2009, HCD submitted a letter informing the City that the 2009 draft updated Housing Element needed further revisions in order to conform with State Housing Element Law (Government Code Sections 65580 et seq.); and

WHEREAS, the City prepared an April 2011 draft Housing Element to respond to HCD's comments of July 16, 2009 and circulated this draft for public comment; and

WHEREAS, on May 16, 2011, the City received comments from HCD recommending changes to the April 2011 draft Housing Element; and

WHEREAS, HCD's recommendations received on May 16, 2011 and the City's suggested responses thereto were presented to the Planning Commission on May 24, 2011 as part of the staff report; and

WHEREAS, at its meeting of May 24, 2011, the Planning Commission took the following actions:

- a. Considered the facts and analysis, as presented in the Draft April 2011 Housing Element and the staff report;
- b. Conducted public hearings to obtain public testimony on the proposed Draft 2011 Housing Element;
- c. Based on the information contained in the initial study prepared for the Draft 2011 Housing Element, found that there was no substantial evidence that the 2011 Housing Element would have significant adverse effects on the environment and recommended that the City Council approve a Negative Declaration;
- d. Recommended that the City Council adopt the Draft 2011 Housing Element incorporating the suggested City responses to HCD's recommendations received on May 16, 2011; and

WHEREAS, at its meeting of June 21, 2011, the City Council took the following actions:

- a. Considered the facts and analysis, as presented in the Draft April 2011 Housing Element and the staff report;
- b. Considered the recommendations of the Planning Commission;
- c. Considered public testimony on the Draft 2011 Housing Element;
- d. Found that there was no substantial evidence that the Draft 2011 Housing Element would have significant adverse effects on the environment and approved a Negative Declaration in accordance with the California Environmental Quality Act.

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

1. The 2011 Housing Element attached as Exhibit "A" to this Resolution, which consists of the Draft April 2011 Housing Element and the City's suggested responses to HCD's recommendations received on May 16, 2011, is hereby approved and adopted.
2. The above Recitals are true and correct and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of June, 2011 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

2011 Draft Housing Element

(distributed under separate cover)

HCD Comments on April 2011 Draft Housing Element

Paso Robles Housing Element

May 11, 2011 Conversation Follow up Checklist

The following is organized based on the May 11 telephone conversation. The purpose of this document is to provide technical assistance to address remaining statutory requirements based on our preliminary review. In some cases, actual language/revision is offered for consideration in blue using the April 2011 version of the housing element. The outline (A1, A2, etc) is based on the July 16, 2009 HCD review letter and relevant page numbers are indicated in parentheses.

~~A3~~ –Progress in Meeting the RHNA (H-52 and Appendix D)

The element could indicate how units are affordable to lower income households (e.g., financing mechanisms, actual rents or sales prices). Here is a sample table:

UNITS BUILT, UNDER CONSTRUCTION AND/OR APPROVED							
Project Name	Status Built Under Construction Approved	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price (2) Rent price (3) Type of Subsidy
			VL	L	M	AM	

City Response: *Appendix D-1 was revised to use this format and provide the affordability determination information.*

~~A3~~ – Emergency Shelters (H-47)

The element should provide additional information to describe the appropriateness of the PM zones for emergency shelters relative to environmental conditions (e.g., noxious fumes, dust, etc): The element could discuss allowable uses to facilitate this information.

City Response: *The discussion of the PM Zone on Page H-47 was revised to provide the requested information.*

HCD Comments on April 2011 Draft Housing Element

A4 – Land Use Controls (H-67 – H-70; Appendix M-1 – M-4)

The following is a sample table to capture all development standards, particularly the remaining residential zones not described.

DEVELOPMENT STANDARDS										
Zone District	Bldg Height	Lot Width	Minimum Yard Setback				Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Parking Spaces Per DU	Minimum Open Space (sq. ft.)
			Front	Side	Rear	Front				

City Response: The headings in Appendix N (formerly Appendix M) were revised to clarify that all zoning districts have been analyzed.

A4 – Permit Processing and Procedures (Appendix N and H-71 – H-73)

The following are sample tables to show permit types for residential uses by zone and typical timelines:

HOUSING TYPES PERMITTED BY ZONING DISTRICT				
RESIDENTIAL USE	ZONE			
	R-1*	R-2*	R-3*	Mixed-Use*
SF-Detached				
SF-Attached				
2-4 DU				
5+ DU				
Residential Care < 6P				
Residential Care < 6P				
Emergency Shelter				
Single-Room Occupancy				
Manufactured Homes				
Mobile-Homes				

HCD Comments on April 2011 Draft Housing Element

Transitional Housing

Farmworker Housing

Supportive Housing

Farmworker Housing

2nd Unit

P=Permitted CUP=Conditional Use

* Change zoning designations to match jurisdiction's zoning ordinance as appropriate.

City Response: *A new Appendix M was created to provide the requested information. Additionally, a new paragraph to introduce this topic was added to Page H-67 to read as follows:*

i. Permitted and Conditional Uses. The Zoning Code establishes which types of residential uses are permitted in the various zoning districts. Some types of residential uses require approval of a conditional use permit; these include residential care facilities for more than 6 persons, mobile home parks, and more than 2 units per lot in the Office Professional Zone. Appendix M contains a list of housing types permitted in each zoning district.

TIMELINES FOR PERMIT PROCEDURES	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	
Conditional Use Permit	
Zone Change	
General Plan Amendment	
Site Plan Review	
Architectural/Design Review	
Tract Maps	
Parcel Maps	
Initial Environmental Study	
Environmental Impact Report	
Other	

Source: Local Building and Planning Departments

City Response: *Table H-29 on Page H-72 was revised to provide the requested information..*

2.0 Housing Goals, Policies, and Action Items

This section describes both the qualitative goals, policies, and action items and the quantified objectives for providing safe, adequate housing for residents in Paso Robles. An assessment of current local housing conditions and needs has been prepared to facilitate the formulation of these qualitative goals, policies, and action items and quantitative objectives. This assessment is contained in Chapters 4 and 5 of this Housing Element.

The responsibility for administering the Housing Element and ensuring that policies are implemented will rest with the Community Development Department. The funding for all programs for which the expense will be staff time will be the annual budget for the Community Development Department. The sources of funding for staff time are the Community Development Block Grant Funds (20% of annual allotments allowed for administrative and capacity building activities) and Redevelopment Low and Moderate Income Housing (LMIH) Funds. The sources of funding for housing construction, rehabilitation, and/or preservation projects will be noted with those action items as appropriate.

As noted in Chapter 1, in 2011, the Governor proposed elimination of Redevelopment in California as part of his recommendations for addressing shortfalls in the State Budget. If Redevelopment is eliminated, LMIH funds, a major source of supplemental funding for affordable housing will be lost and many of the actions set forth below will likely not be feasible to be accomplished during the period of this Housing Element.

Also as noted in Chapter 1, with the loss of three of six positions in the Planning Division of the Community Development Department since 2008, some of the Actions that had been proposed in the 2009 Draft Element, were eliminated from this Housing Element. Those actions will be postponed until the next Housing Element, which will be due to be adopted in 2014. A list and brief discussion of these postponed actions appears at the end of Section 2.1.

2.1 Qualitative Goals, Policies, and Action Items

a. Goals

- H-1. Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community, maintaining a balanced supply of ownership and rental units.
- H-2. Preserve the City's inventory of housing that is affordable to low income households.
- H-3. Preserve the City's neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.
- H-4. Mitigate or remove potential governmental constraints to housing production and affordability.
- H-5. Ensure choice of housing types and locations to all persons regardless of race, creed, age, or sex.
- H-6. Design neighborhoods, subdivisions, sites, and housing units to effectively manage natural resources.

b. Policies and Actions

Goal H-1 *Develop a range of housing types, densities, and affordability levels to meet the diverse needs of the community, maintaining a balanced supply of ownership and rental units.*

Policy H-1.1 Provide an adequate number of housing sites to accommodate the City's share of regional housing needs and its special housing needs.

Policy H-1.2 Promote and expand housing opportunities for all segments of the community, recognizing such factors as income, age, family size, and physical ability. Integrate such housing opportunities in each neighborhood or planning area so as to avoid concentrations of any type of housing in limited areas of the City. NOTE: It is not the intent of this policy that housing projects that are designed for 100 percent occupancy by moderate, low, and very low-income households should be discouraged.

Ongoing Actions/Programs

- 1 Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their affect on the City's capacity for meeting its Regional Housing Needs Allocation (RHNA).
- 2 Continue to participate in the countywide Ten Year Plan to End Homelessness with the goal of eliminating duplication of homeless services and concentrating common efforts.
- 3 Maintain a Comprehensive Housing Program with sufficient resources available to administer the various Housing Element programs, LMIH Funds, CDBG Program, and other sources of housing funds.
- 4 Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their affect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.
- 5 Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to provide a balance of housing opportunities (types and densities) for all income groups.
- 6 Work with developers to increase the supply of new housing for all income groups and special needs throughout the City. Examples would include: prioritizing staff time to process permits for units affordable to lower income households; providing technical assistance in applying for government financing (e.g., LMIH and HOME funds); *concessions and incentives*, using LMIH funds to offset City development fees; providing preliminary staff review of development proposals at no cost to developers. *The City shall at least annually meet with developers and/or other stakeholders and assist them seek funding at least twice in the planning period. As part of this effort, the City shall also consider prioritizing local financial resources and at least bi-annually seek and apply for State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.*
- 7 Encourage provision of affordable housing in the vicinity of the Cuesta College North County Campus through the designation of multi-family sites near the campus.

- 8 For those housing units and/or projects for lower income households that are assisted with LMIH Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy, as opposed to delaying construction until sufficient LMIH funds are on hand.

One-Time Actions/Projects

- 9 Adopt an ordinance to implement SB 2 (Statutes of 2007) to provide that emergency shelters may be permitted by right (without a conditional use permit) *in the Riverside Corridor (RC) zoning district in the Uptown/Town Centre Specific Plan and in the Planned Industrial (PM) zoning district at Sherwood Industrial Park. Emergency shelters shall be only subject to the same development and management standards that apply to other permitted uses within these zoning districts.* This ordinance shall also provide that transitional and supportive housing are *a residential use subject to only those restrictions that apply to other residential uses of the same type in the same zoning district.* ~~permitted by right in residential zoning districts.~~ *Target Date: December 31, 2011.*
- 10 Encourage developers of single family dwellings to incorporate "Universal Design" and/or "visitability" improvements to the greatest extent feasible. Include policy statements to this effect in the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans. Provide technical assistance to developers in this area. *Target Date: Fiscal Year 11/12.*

Goal H-2 Preserve the City's inventory of housing that is affordable to low income households.

Policy H-2.1 Protect subsidized housing designated for occupancy by low and very low-income households from premature conversion to market rate.

Policy H-2.2 Maintain an inventory of market rate housing that is affordable to low-income households.

Ongoing Actions/Programs

- 11 As part of the General Plan Annual Report, evaluate the need/urgency to amend the Zoning Code to incorporate regulations for the conversion of rental housing (apartments) to condominiums in order to maintain residential stability, prevent a decline in the supply of rental housing, and to require that affected tenants receive right of first refusal to purchase and/or relocation assistance.
- 12 Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition and rehabilitation, *including the following:*
 - *Monitor complexes that are At-Risk of conversion to market rate..*
 - *Work with Potential Purchasers - Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing.*

- **Tenant Education - In the event that conversion of a subsidized complex to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.**

One-Time Actions/Projects

- 13 Amend the Zoning Code to establish minimum densities for multi-family zoned properties.
Target Date: Fiscal Year 11/12.

Goal H-3 *Preserve the City's neighborhoods in a safe and decent condition and eliminate the causes and spread of blight.*

Policy H-3.1 Invest in the redevelopment of neighborhoods with aging and deteriorating housing and infrastructure.

Ongoing Actions/Programs

- 14 Enforce the City's zoning, property maintenance, building, fire, parking and nuisance abatement codes.
- 15 Actively implement the vision for development and redevelopment of the West Side to be established in the Uptown/Town Centre Specific Plan. This will include: seeking grants for infrastructure improvements; preparing an appendix to expand the list of acceptable architectural styles; providing technical assistance to developers in understanding and applying the new development standards; and regular monitoring and updating the plan as necessary to ensure that the development standards are effective in promoting affordable housing

One-Time Actions/Projects

- 16 Give top priority for use of Redevelopment Low and Moderate Income Housing (LMIH) Funds to the redevelopment of Oak Park Public Housing, particularly Phase One (build 69 new units of which 39 will replace deteriorating existing units) and fully support applications for Federal HOME funds for this project. **As part of this effort, the City will also give top priority for the housing for extremely low-income households.** *Target Date: Fiscal Year 11/12.*

Goal H-4 *Mitigate or remove potential governmental constraints to housing production and affordability.*

Policy H-4.1 Assess each proposed ordinance or policy that would affect housing for its effects on housing cost recognizing that some increases in housing costs might be offset by decreases in other household costs (e.g. energy bills).

Policy H-4.2 Use Redevelopment LMIH funds to offset the cost of development fees for low and very low income households.

housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health and Safety Code Section 50675.14(b))

To comply with SB 2, the following actions are proposed.

1. Identify Zones Where Emergency Shelters Would Be Permitted By Right.

To calculate the shelter needs in terms of beds/acre, an accepted factor of 150 beds per acre is assumed. On that basis, one or more shelters with a total of 771 beds would require 5.2 acres of vacant land.

While capacity is primarily measured by large, vacant parcels, it could include commercial/light industrial buildings or properties with minimal improvements (e.g. storage yards) that could be converted to use as a shelter.

The City is considering the following areas as candidates for a zone in which emergency shelters would be permitted by right:

- a. Riverside Corridor (RC) Zone within the Uptown/Town Centre Specific Plan: This zone extends the length of Riverside Avenue through the West Side of the City, between Highway 101 and the Railroad; it also includes Paso Robles Street. Properties in this zone are presently used for service commercial, light industrial, and multi-family residential use. Riverside Avenue is a collector street. There are presently no fixed local transit routes on this street, but the Uptown/Town Centre Specific Plan proposes that such routes be considered in the future. The Second Baptist Church is located in the geographic middle of this zone. As noted above, this church hosts a program that provides daily meals, donated clothing, and showers for the homeless. Within this zone there are presently 8 vacant parcels ranging in size from 0.2 to 1.7 acres; the total area of all 8 vacant parcels is 5.4 acres. Additionally, within this zone, there are 17 parcels with land uses that have potential for re-use as a shelter. Some parcels are used as contractor's yards or outside storage, some have vacant commercial and industrial buildings, some have occupied industrial buildings. The total area for these 17 lots is 16.2 acres. See Appendix K-5 for a map of this Zone.
- b. Commerce Industrial Park: This area, which is zoned PM for industrial use, is located south and east of Creston and Sherwood Roads, both of which are arterial streets. This area is developed with *light industrial buildings that have insignificant levels of industrial-related nuisances such as fumes, dust, noise, etc.* and is adjacent to a neighborhood shopping center and a local transit stop. Within this area, there are 6 vacant PM-zoned parcels ranging in size between 1.9 and 3.4 acres. There is also a 5.4 acre parcel of which only 2.4 acres is developed, leaving 3.0 vacant acres. See Appendix K-6 for a map of this Zone.

Within both of the areas described above, there is sufficient capacity to locate emergency shelters with 771 beds. As required by SB2, Action 9 proposes that the City amend its Zoning Code to allow emergency shelters by right well within a year of adoption of the Housing Element.

6.0 Housing Constraints and Incentives

6.1 Governmental Constraints

In the Introduction to the City's General Plan are two overall City goals that directly affect housing:

Goal 1: In order to enhance Paso Robles' unique small town character and high quality of life, the City Council supports the development and maintenance of a balanced community where the great majority of the population can live, work, and shop.

Goal 4: Strive to ensure that City services and facilities are maintained at current (2003) levels and/or in accordance with adopted standards.

In 1992 and again in 2002, the City Council adopted a "Fiscal Policy" "to assure that the City's finances are managed in a manner that will (1) provide for the delivery of quality services and products cost effectively, (2) provide for an acceptable level of services and products as the community grows, (3) ensure that the City is living within its means, and (4) provide reserves for unbudgeted needs that might arise from time to time."

In order to protect the public health and safety, the State of California regularly adopts and updates its Building Code (Title 24) and requires that cities adopt the same codes.

In order to implement the General Plan goals, the City's Fiscal Policy, and to protect the public health and safety, the City has established a Zoning Code, Subdivision Code, Building Code, and a schedule of fees for development and permit processing. Altogether, these codes and fees can pose constraints to the development of affordable housing.

a. **Zoning Code.** The City's Zoning Code (Chapter 21 of the Municipal Code) establishes zoning districts to implement the Land Use Categories described in the Land Use Element of the General Plan, establish development regulations, and establish the processes for obtaining development permits.

i. **Permitted and Conditional Uses.** *The Zoning Code establishes which types of residential uses are permitted in the various zoning districts. Some types of residential uses require approval of a conditional use permit; these include residential care facilities for more than 6 persons, mobile home parks, and more than 2 units per lot in the Office Professional Zone. Appendix M contains a list of housing types permitted in each zoning district.*

ii. **Development Standards.** Development standards are contained within the following chapters of the Zoning Code:

- Chapter 21.16E for the R-1 single family zone;
- Chapter 21.16I for the R-2, R-3, R-4, and R-5 multi-family zones;
- Chapter 21.16B for specific plan areas;
- Chapter 21.22 for off-street parking regulations.

Table H-29: Planning Permit Process

Residential Types	Applications	Level of Review	Typical Processing Time ¹	Findings ²
Single Family, 4 or fewer units	Site Plan if in Hillside Development Overlay Zone	Semi-Discretionary (DRC)	2-4 weeks	Not Required
	Plot Plan outside of Hillside Development Overlay Zone	Ministerial (City Staff)	1-2 weeks	Not Required
Single Family, 5 or more units	Development Plan (PD) - if in PD Overlay Zone, Subdivision (Tentative Tract) Map	Discretionary ³ (Planning Commission)	3-6 months if no EIR ⁴ is required.	Section 21.23B.050 for PD; Gov't. Code Section 66474 for Subdivisions
Multi-Family, 4 or fewer units	Site Plan	Semi-Discretionary ³ (DRC)	2-4 weeks	Not Required
Multi-Family, 5 or more units	Development Plan (PD)	Discretionary ³ (Planning Commission)	3-6 months if no EIR ⁴ is required	Section 21.23B.050 for PD
Res. Care Facility - 6 or fewer	None	None	None	None
Res. Care Facility - 6 or more	Conditional Use Permit (CUP)	Discretionary ³ (Planning Commission)	3-6 months if no EIR ⁴ is required	Not Required
Emergency Shelter	Site Plan	Semi-Discretionary * (DRC)	2-4 weeks	Not Required
Manufactured Homes (1 per lot)	Same as single family			
Mobile Homes	If one per R-1 Lot, Plot Plan	Ministerial (City Staff)	1-2 weeks	Not Required
	If mobile home park, CUP and PD	Discretionary (Planning Commission)	3-6 months if no EIR ** is required	Section 21.23.250 for CUP; Section 21.23B.050 for PD
Transitional and Supportive Housing	None for occupancy of existing buildings	None for occupancy of existing buildings	None for occupancy of existing buildings	
Farmworker Housing	<i>State Permit for Employee Housing per Health and Safety Code Sections 17021.5 and 17021.6 Required. No City permit required.</i>			
Second unit	Plot Plan	Ministerial (City Staff)	1-2 weeks	Not Required

1. Measured from date of finding that an application is complete. See Government Code Section 65943.
2. All findings are listed in Appendix O.
3. Discretionary to design only, not to land use.
4. EIR = Environmental Impact Report

(c) **Ministerial review by City Staff:** City staff has been authorized to approve plot plans for individual single family homes, including those on hillside lots. City staff may also approve lot line adjustments.

HOUSING ELEMENT APPENDICES

- A HCD's Letter of July 16, 2009 and City's Response
- B Public Participation Documents
 - B-1 March 9, 2009 Letter to Organizations and Individuals Known to Have an Interest in Housing Matters
 - B-2 March 9 and April 3, 2009 Emails to the Same Organizations and Individuals
 - B-3 Responses to Comments Made at May 12, 2009 Public Workshop
 - B-4 2011 Participation Invitations
 - B-5 May 2, 2011 Press Release
 - B-6 Newspaper Affidavits for Public Hearings
- C Number of Residential Building Permits Issued 1980 - 2010
- D Changes in Housing Supply 2001-2010
 - D-1 Historical Residential Growth January 1, 2001 - December 31, 2010
 - D-2 Replacement Housing Need 2001 - 2010
- E Demographics
 - E-1 Age of the Population
 - E-2 Race and Ethnicity of Population and Households
 - E-3 Household Income
 - E-4 Employment
- F Rents and Income
 - F-1 Residential Rent and Vacancy Status (January 2009)
 - F-2 Market Rents (February 2011)
 - F-3 Income and Market Rent (February 2011)
- G Paso Robles' Subsidized Housing: Inventory and Preservation Analysis
- H Letter from Peoples' Self-Help Housing Corp.
- I FAQs from City Web Site
- J Inventory of Vacant and Under-Developed Residential Land
- K Map of Low and Very Low Income Sites
- L SB 1087 Resolution
- M** ***Housing Types Permitted by Zoning District***
- N** Development Regulations' Effect on Affordability
- O** Findings for Approval of Discretionary Development Applications
- P** Multi-Family Design Guidelines 2005

Appendix D-1
Paso Robles' Historic Residential Growth: 2001-2010

Year	Project	Housing Type	Total # Units *	Units by Income Level				Method of Affordability Determination
				VL	L	M	AM	
2001	Habitat for Humanity	SFD	2		2			Subsidy
2001	Quail Run Mobile Home Park	Mobile Homes	38		38			Sales price
2001	Creston Courtyards	Small lot SFD	29			29		Sales price
2001	Serenade	Small lot SFD	43			43		Sales price
2001	Turtle Creek	Small lot SFA	14			14		Sales price
2001	West Side Infill	SFD	4			4		Sales price
2001	East Side/Hillside SF	SFD	226				226	Sales price
2002	Habitat for Humanity	SFD	1		1			Subsidy
2002	Infill multi-family	MF 2-4	4		4			Rent price
2002	Quail Run Mobile Home Park	Mobile Homes	67		67			Sales price
2002	Creston Courtyards	Small lot SFD	26			26		Sales price
2002	Serenade	Small lot SFD	9			9		Sales price
2002	Turtle Creek	Small lot SFA	26			26		Sales price
2002	Cottage Lane	Small lot SFD	30			30		Sales price
2002	West Side Infill	SFD	1			1		Sales price
2002	East Side/Hillside SF	SFD	360				360	Sales price
2003	Infill multi-family	MF 2-4	1		1			Rent price
2003	Quail Run Mobile Home Park	Mobile Homes	5		5			Sales price
2003	Creston Courtyards	Small lot SFD	1			1		Sales price
2003	Turtle Creek	Small lot SFA	15			15		Sales price
2003	Cottage Lane	Small lot SFD	30			30		Sales price
2003	921 Creston Road	SFA	8			8		Sales price
2003	East Side/Hillside SF	SFD	222				222	Sales price
2004	Infill multi-family	MF 2-4	7		7			Rent price
2004	Oak Creek Commons	Small lot SFA	35			35		Sales price
2004	Turtle Creek	Small lot SFA	16			16		Sales price
2004	Tract 2411	Small lot SFD	3			3		Sales price
2004	West Side Infill	SFD	15			15		Sales price
2004	709 Creston Road	Small lot SFD	9				9	Sales price
2004	East Side/Hillside SF	SFD	322				322	Sales price
2005	Infill multi-family	MF 2-4	10					Rent price
2005	Creekside Gardens	Small lot SFA	29	28	1			Subsidy
2005	Caretaker Apt. 2941 Union	Caretaker Apartment	1		1			Rent price
2005	Tract 2411	Small lot SFD	9			9		Sales price

* All units recorded above were issued Certificates of Occupancy during this period.

Appendix D-1
Paso Robles' Historic Residential Growth: 2001-2010

Year	Project	Housing Type	Total # Units *	Units by Income Level				Method of Affordability Determination
				VL	L	M	AM	
2005	Oak Creek Commons	Small lot SFA	1			1		Sales price
2005	Cottage Lane	Small lot SFD	10			10		Sales price
2005	East Side/Hillside SF	SFD	401				401	Sales price
2006	Infill multi-family	MF 2-4	16		16			Rent price
2006	Canyon Creek Apartments	MF 5+	68	67	1			Subsidy
2006	Caretaker Apt. 3700 Spring	Caretaker Apartment	1		1			Rent price
2006	Cottage Lane	Small lot SFD	18			18		Sales price
2006	358-344 - 24 th Street	Small lot SFA	8			8		Sales price
2006	West Side Infill	SFD	1			1		Sales price
2006	East Side/Hillside SF	SFD	257				257	Sales price
2007	Infill multi-family	MF 2-4	3		3			Rent price
2007	Vista del Rio Apartments	MF 5+	80		80			Rent price
2007	Caretaker Apts.	Caretaker Apartments	4		4			Rent price
2007	Second unit	Second Unit	1		1			Rent price
2007	Cottage Lane	Small lot SFD	2			2		Sales price
2007	West Side Infill	SFD	12			12		Sales price
2007	East Side/Hillside SF	SFD	74				74	Sales price
2008	Infill multi-family	MF 5+	18		18			Rent price
2008	Chet Dotter Senior Apts.	MF 5+	40	40				Subsidy
2008	Second units	Second Unit	2		2			Rent price
2008	East Side/Hillside SF	SFD	44				44	Sales price
2009	Infill multi-family	MF 2-4	4		4			Rent price
2009	Caretaker Apts.	Caretaker Apartments	2		2			Rent price
2009	East Side/Hillside SF	SFD	21				21	Sales price
2010	West Side Infill	SFA	4			4		Sales price
2010	East Side/Hillside SF	SFD	20				20	Sales price
Total			2,730	135	269	370	1,956	

* All units recorded above were issued Certificates of Occupancy during this period.

Appendix M: Housing Types Permitted by Zoning District

RESIDENTIAL USE	ZONING DISTRICT - CITY WIDE (Except in Uptown/Town Centre Specific Plan)														
	AG	RA	R3	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
Single Family Detached	P ¹	P	P	P	P	P									
Single Family Attached	P	P	P	P	P										
2-4 units per lot			P	P	P	C									
5+ units per lot, single room occupancy			P	P	P	C									
Residential Care 6 or fewer persons	P	P	P	P	P	P									
Residential Care 6 or more persons	C	C	C	C	C	C							P		
Emergency Shelter ²															
Manufactured Homes	P	P	P	P	P	P									
Mobile-Homes - 1 per lot															
Mobile Home Parks															
Transitional & Supportive Housing ³															
Farmworker Housing ⁴															
Second Unit ⁵	P	P	P	P	P										

RESIDENTIAL USE	ZONING DISTRICT - UPTOWN/TOWN CENTRE SPECIFIC PLAN										
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS		
Single Family Detached	P	P	P	P							
Single Family Attached	P	P	P	P							
2-4 units per lot			P	P				P			
5+ units per lot, single room occupancy ⁶			P	P				P			
Residential Care 6 or fewer persons	P	P	P	P				P			
Residential Care 6 or more persons	C	C	C	C				C			
Emergency Shelter ²											
Manufactured Homes	P	P	P	P							
Mobile-Homes - 1 per lot or in Parks											
Transitional & Supportive Housing ³								P			
Farmworker Housing ⁴	P	P	P	P				P			
Second Unit ⁵											

Notes:

- "P" denotes a use permitted by right; "C" denotes a use that requires a conditional use permit; a blank cell indicates that a use is neither permitted nor conditional in that zoning district.
- The Housing Element proposes that emergency shelters be allowed in these zones, and that the PM zone is limited to the Commerce Industrial Park.
- The Housing Element proposes that transitional and supportive housing be permitted in these zones.
- Farmworker housing is considered to be "employee housing" per, and subject to regulations in, Sections 17021.5 and 17021.6 of the Health and Safety Code. Farmworker housing may not be located on property within the Airport Land Use Plan.
- Second units are only allowed on lots zoned AG, R-A, and R-1. A "second unit" with a single family dwelling in a multi-family zoned lot (e.g. R-2 through R-5, and T3 and T4) is considered to be allowed within 2-4 units per lot.
- In the Uptown/Town Centre Specific Plan, 5 or more units per lot is subject to standards based on building type. In the T3-N and T-3F Zones, lots would need to be 1/3 acre or larger to accommodate more than 3 units.

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICE

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Tribune

Date of Publication: May 13, 2011

Hearing Date: May 24, 2011
(Planning Commission)

Project: 2011 Housing Element

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**2011 UPDATE OF THE HOUSING
ELEMENT OF THE GENERAL PLAN**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, May 24, 2011, to consider recommending that the City Council approve the 2011 Update of the Housing Element of the General Plan and adopt a Negative Declaration for this project. The public hearing will be held at 7:30 p.m. in the Library Conference Center/City Council Chambers at Paso de Robles Library/City Hall, 1000 Spring Street, Paso Robles, California.

The Public Review Period for the proposed Negative Declaration will commence on May 13, 2011, and end on June 21, 2011 at the City Council hearing for this matter.

All interested persons may attend this public hearing and be heard on this matter.

The Planning Commission's action on the 2011 Update of the Housing Element of the General Plan and on the proposed Negative Declaration will be advisory only. The City Council will conduct a hearing on this matter on June 21, 2011 for the purposes of making final decisions on the 2011 Update of the Housing Element and the Negative Declaration. Separate notice of the hearing will be published at a later date.

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental Quality Act and has made a preliminary determination that an Environmental Impact Report need not be prepared because the proposed project will not have a significant effect on the environment.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

The public is invited to provide written comment on the 2011 Update of the Housing Element and the Draft Negative Declaration and to provide oral comment at the public hearings noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.


Written comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to ed@prcity.com, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please contact Ed Gallagher, City Planner, at (805) 237-3970 or via email to ed@prcity.com.

If you challenge the Housing Element in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Ed Gallagher, City Planner
May 13, 2011

694161

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