

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SPECIFIC PLAN AMENDMENT 14-001: UPTOWN/TOWN CENTRE
DATE: SEPTEMBER 9, 2014

Needs: For the Planning Commission to conduct a semi-annual review of the Uptown/Town Centre Specific Plan (UTCSP) and make a recommendation to the City Council to consider approval of amendments to the plan.

- Facts:
1. When the UTCSP was adopted in May 2011, the City Council adopted a policy to conduct semi-annual reviews of the plan to consider making adjustments to the plan.
 2. Subsection C of Section 5.5.3 (Architectural Guidelines) of the UTCSP provides that the City may prepare an appendix to the specific plan to provide photographs and text to catalog architectural styles that complement the nine architectural styles presented in the original specific plan.
 3. The City has initiated Specific Plan Amendment 14-001 to amend Chapter 5 of the Uptown/Town Centre Specific Plan to add an appendix to present complementary architectural styles and to make several other amendments to the zoning regulations. The nature of the changes will be discussed in the Analysis and Conclusions Section, below.
 4. On September 2, the Development Review Committee (DRC) reviewed the proposed amendments and recommended some further revisions. The amendments proposed Analysis and Conclusions Section, below, reflect the DRC's recommendations.
 5. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project would not result in significant environmental impacts and a Draft Negative Declaration has been prepared.
 6. The proposed amendments affect TC-1 Zoned properties located between 14th and 16th Streets, east of Spring Street. Notices of Public Hearing were mailed to all affected property owners and all owners within 300 feet of such properties.

Analysis and
Conclusion: The proposed amendment includes the following components.

1. Permitted and Conditional Uses (Table 5.3-1):
 - a. Retail sales in T-3F Zone: Table 5.3-1 does not allow retail sales or personal services (barber/beauty, printing, laundries, tailors, etc.) in the T-3F Zone. However, prior to adoption of the UTCSP, a multi-tenant building at 1740 Spring Street was developed as an allowed use on property that had previously been zoned C-2. At its meeting of January 14, 2014, the Planning Commission interpreted the UTCSP to allow

continued retail and personal services in this center. This decision would best be memorialized by amending Table 5.3-1 as described below.

Page #	Section	Change
5-11	Table 5.3-1	Insert a "P*" in the T-3F column for "Personal and business support..." and for "Retail Sales..." and in the "Specific Use Regulations" (far right) column, for both uses, add a note that reads: "* Applies only to the existing multi-tenant commercial center at 1740 Spring Street."

- b. Gyms, Health and Fitness Spas...: In the TC-1 Zone, gyms, health/fitness spas, racquetball courts, skating rinks, etc. are conditional uses, whereas studios for dance, martial arts, art, music, etc. are permitted uses. Some gyms and health and fitness spas were established in the downtown as permitted uses prior to adoption of the plan that imposed TC-1 Zoning. There does not seem to be a practical difference between such uses and a dance or martial arts studio. The DRC recommended that gyms and health/fitness spas be grouped with studios for dance, martial arts, art, music, etc. as permitted uses.

Page #	Section	Change
5-10 and 5-12	Table 5.3-1	Change "Gyms, health/fitness spas, racquetball courts, skating rinks, etc." to remove "gyms and health/fitness spas" from that category and relocate them to the "Studios – Art, dance, martial arts, music, etc." category.

- c. Fortunetelling and Related Services: At its meeting of August 19, 2014, the City Council directed staff to prepare an ordinance to regulate fortunetelling and related services (e.g., card reading, palmistry, psychics, etc.). The Council's direction was to provide that such uses be subject to approval of a conditional use permit in mixed-use and all commercial zones except TC-1 and Regional Commercial (the latter does not exist in the UTCSP Area). To implement this direction, Table 5.3-1 would need to be amended as shown below.

Page #	Section	Change
5-10	Table 5.3-1	Insert a row entitled "Fortunetelling and related services (card reading, psychics, palmistry, etc.)" between "Food Products" and "Gyms,..." and insert "CUP" in the T-3F, T-4F, T-4NC, TC-2, and RC Zone columns and dashes ("-") in the T-3N, T-4N, and TC-1 Zone columns.

- d. Transitional and Supportive Housing:

- (1) As part of updating the Housing Element, staff learned that SB 2 (2007) requires that Transitional and Supportive Housing be permitted by right in all zones in which residential uses are permitted. Since residential use is permitted in the TC-1, TC-2, and RC Zones, Table 5.3-1 needs to be amended to allow these uses in those zones as noted below.

Page #	Section	Change
5-14	Table 5.3-1	In the Transitional and Supportive Housing row, add a “P” to the TC-1, TC-2, and RC Zone columns and change the text in the Specific Use column to read: “see definitions in Section 5.9”.

(2) SB 745 (2013) amended the definitions of Transitional Housing, Supportive Housing, and Target Population (as it applies to Transitional and Supportive Housing). Therefore, the definitions in Section 5.9 of the UTCSP need to be amended as noted below.

Page #	Section	Change
5-125	5.9	<p>a. Change the definition of Supportive Housing to read: "Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."</p> <p>b. Change the definition of Transitional Housing to read: "Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."</p> <p>c. Add a definition of “Target Housing” to read: "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people."</p>

2. Side Yard Setbacks in T-3N Zone: Section 5.4.1.C establishes setbacks for buildings in the T-3N Zone. For interior side yards, this section requires 5 feet on one side and 13 feet combined for both sides for one-story buildings, but allows two-story buildings on lots 50 feet wide or less to be 5 feet on both sides. Most T-3N Zoned lots are 50 feet wide, and it has long been common for both one and two-story buildings to have 5 foot setbacks. The regulations for the T-3F, T-4N, and T-4F Zones provide that side yards for one-story buildings may be 5 feet on each side. It would seem equitable to allow the same provision for T-3N Zoned lots. To correct this inconsistency, the following amendment is proposed.

Page #	Section	Change
5-25	5.4.1.C	Change the side yard setbacks for one-story buildings to read: “5 feet”.

3. Exceptions to Building Height Limits: Section 5.3.E.2 provides that the DRC may approve exceptions for height limits for “Chimneys, silos, cupolas, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances.) This section is identical to Section 21.20.130 of the Zoning Code.) In the past couple of years, the City has approved exceptions for architectural roof and tower features that do not enclose habitable space for the Ayres Hotel, Marriott Hotel, Oxford Inn, and Pine Street Promenade projects using authority in the regulations for the PD Overlay Zone and the UTCSP to approve “modifications” to zoning standards. Assuming that the City wishes to allow such flexibility in future development applications, it would be preferable to amend the code to include “architectural roof and tower features that do not enclose habitable space” to the list as shown below.

Page #	Section	Change
5-18	5.3.E.2	Change this section to read as follows: “Chimneys, silos, cupolas and/or architectural roof and tower features that do not enclose habitable space, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits specified for each zoning district, subject to approval of a site plan by the development review committee, except as provided in Section 21.20.080 (public utility distribution and transmission lines).”

4. Building Types in TC-1 Zone: The TC-1 Zone was established to define the historical core of the downtown with flex block, flex shed, stacked dwellings, and similar buildings that are built to the sidewalks and with footprints that occupy much of each lot. The UTCSP proposes to expand the downtown north from 14th Street to 16th Street. Consequently, most properties located between 14th and 16th Streets were rezoned TC-1. However, many of these properties are developed with single and multiple family residential homes.

Presently, Section 5.4.6.B only allows the following types of buildings in the TC-1 Zone:

- Live-work: 5 or more attached units in a 2-3 story building;
- Courtyard Housing: a 2-3 story apartment building with a central courtyard;
- Stacked Dwellings: a 2-3 story large apartment building;
- Liner: shops, offices, or apartments lining the outside of a parking structure;
- Flex Block: a 2-4 story large commercial building that attaches to other commercial buildings;
- Flex Shed: a 1-4 story freestanding commercial building.

TC-1 regulations do not presently allow single family homes, duplexes, triplexes, four-plexes, carriage houses, rear yard duplex, and other primarily residential types of buildings (whether or not they are occupied with dwelling units or commercial/office uses).

Recently, the owner of a vintage single family home in the TC-1 Zone north of 14th Street completed a restoration of the home and sought to add a freestanding two story office and

residential building with a design that looked like a rear yard duplex building. The land uses were permissible, but a strict reading of the UTCSP would have prevented approval of the proposed rear yard duplex building type. The DRC interpreted the building type to be similar to a Flex Shed. However, such interpretations would not be the optimum method for allowing continued investment in the area. Conversion of the area north of 14th Street to a downtown development pattern will likely take decades to realize. In the interim, it seems that the UTCSP needs to allow flexibility to allow the full range of residential building to be built. To accomplish this, the following amendment is proposed.

Page #	Section	Change
5-35	5.4.6.B	<p>Add the following text beneath the Building Types and Heights Table: “Note: For lots in the area between 14th and 16th Streets, as denoted in Appendix 1-B, all types of residential buildings may be constructed.”</p> <p>Add Appendix 1-B, Map of TC-1 Zoned Lots Between 14th and 16th Street on Which All Types of Residential Buildings May Be Built.</p>

5. Building Heights and 3rd and 4th Floor Area Limits for Flex Block, Flex Shed, and Liner Buildings: Currently, the UTCSP imposes the following limits on heights and floor areas for these types of buildings:
 - a. Flex Block Buildings: These are large commercial buildings that occupy most or all of a block face; the recently-approved Pine Street Promenade is a good example. These buildings are limited to 4 stories in the TC-1 and TC-2 Zones, and to 3 stories in the RC Zone. If they are 4 stories, only the first 3 stories may occupy 100% of the building footprint; the 4th story floor area is limited to 25% of the footprint. If they are 3 stories, the first 2 stories may occupy 100% of the building footprint; the 3rd story floor area is limited to 50% of the footprint. The purpose of the floor area reductions is to avoid too much massing of buildings by mandating a sort of “wedding cake” effect.
 - b. Flex Shed Buildings: These are free-standing commercial buildings that occupy single lots and generally do not attach to other buildings. These buildings are limited to 3 stories in the TC-1, TC-2, and RC Zones. There is no requirement to reduce floor areas on any upper floor.
 - c. Liner Buildings: These are commercial buildings that wrap around parking structures, often partially. The UTCSP does not establish a maximum height for parking structures. It does, however, establish the same limits on number of stories and floor areas for 3rd and 4th stories as it does for Flex Block Buildings.

The UTCSP was amended in 2013 to allow hotels in Flex Block and Flex Shed Buildings located in the TC-2 Zoned area south of 4th Street to be eligible for waivers of the limits on stories and upper story floor areas provided that an architectural quality of similar or better than that specified in the Architectural Design Guidelines in Section 5.3.3 is provided.

The City *may* wish to allow Flex Block, Flex Shed, and Liner Buildings in the TC-1, TC-2, and RC Zone to be 4 stories in height. The DRC did recommend that the 4th floor be limited to 50% of lower floor areas, rather than 25%. The DRC did not indicate that this

should apply to the area south of 4th Street, where the code allows 4th stories to occupy 100% of the floor area of the lower stories.

Revisions to the UTCSP to accomplish all of the potential changes to height and floor area limits discussed above are set forth below.

Page #	Section	Change
5-43	Table 5.5.1	a. In the "12. Liner" row, replace "3" with "4" in the RC-Zone column; b. In the "13. Flex Block" row, replace "3" with "4" in the RC-Zone column; c. In the "13. Flex Shed" row, replace "3" with "4" in the TC-1, TC-2, and RC-Zone columns.
5-70	5.5.1.F.12	For Liner buildings, amend Subsection "b" to read as follows: b. Building Size and Massing Standards i. Maximum Height ratios for various Liner Buildings are as follows: 2.0 stories: 100% 2 stories 3.0 stories: 100% 2 stories, 50% 3 stories 4.0 stories: 100% 3 stories, <u>50%</u> 25% 4 stories ii. Maximum building length along primary street frontage: 350 feet iii. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings. iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts. v. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.
5-71	5.5.1.F.13	For Flex Block buildings, change Subsection "b" to read as follows: b. Building Size and Massing Standards i. Height ratios for various Flex Blocks are as follows: 2.0 stories: 100% 2 stories 3.0 stories: 100% <u>3</u> 2 stories, 50% 3 stories 4.0 stories: 100% 3 stories, <u>50%</u> 25% 4 stories ii. Maximum building length along primary street frontage: 150 feet
5-73	5.5.1.F.14	For Flex Shed buildings, change Subsection "b" to read as follows: b. Building Size and Massing Standards i. <u>Height ratios for various flex sheds are as follows:</u> Maximum height: 3 stories. <u>2.0 stories: 100% 2 stories</u> <u>3.0 stories: 100% 3 stories</u> <u>4.0 stories: 100% 3 stories, 50% 4 stories</u>

6. Parking requirements for hotels: In December 2012, the City’s parking regulations applicable outside of the UTCSP area were comprehensively updated. One of the amendments provides that for hotels with integral “accessory uses open to the public” such as restaurants and conference rooms, the parking requirement would be 70 percent of the combined parking requirements assessed for hotel rooms (and employees) and the accessory uses. The rationale for this incentive is that many of the patrons of the accessory uses would also be patrons of the hotels.

The DRC agreed that some relief should be provided for hotels in the UTCSP area. However, given the demand for parking in the Downtown, they recommended that hotels should be required to provide 100% of the parking requirement for hotel rooms and allow a reduction of 30% only for accessory uses. For example, if a hotel had 100 rooms and a 4,000 sq ft restaurant, the UTCSP would presently require 110 spaces: 100 for the hotel plus 10 for the restaurant. Hotels outside of the UTCSP would only require 77 spaces (70% of 110 spaces); the DRC’s recommendation would require 107 spaces: 100 for the hotel plus 7 (70% of 10 spaces) for the restaurant.

To implement this, the regulations for the TC-1, TC-2, and RC Zone (the only zones in which hotels are permitted in the UTCSP area) need to be amended as shown below.

Page #	Section	Change
5-36	5.4.6.G	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”
5-38	5.4.7.G	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”
5-40	5.4.8.G	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

7. Off-Site Parking: Section 5.7.2.B provides that off-site parking spaces be located within 1,250 feet and “in order to assure that off-site parking spaces be available in the future, all off-site parking spaces are subject to the requirements of Section 21.22.090” (of the regular Zoning Code). Subsections A and B of Section 21.22.090 require: (a) recordation of a parking agreement (for a minimum of 15 years) and (b) that the building for which the off-site parking is obtained comply with the parking code over the life of the principal use. However, the first paragraph of Section 21.22.090 (prior to Subsections A and B) specifies that off-site parking spaces be located within a 300 foot radius. This conflict between UTCSP Section 5.7.2.B and Zoning Code Section 21.22.090 could be cured by revising Subsection B of Section 5.7.2 to read as shown below.

Page #	Section	Change
5-104	5.7.2.B	Revise this section to read as follows (adding underlined text): Shared & Off-site Parking. The intent of this Plan is to allow and encourage the creation of shared parking areas by multiple property owners. Therefore, parking requirements may be met by the provision of spaces in off-site lots. Off-site parking shall be located within a 1,250 foot walking distance (corresponding to a five minute walk) of the use it is intended to serve. Where approved by the review authority, off-site parking may be located at a more remote site. In considering a request for off-site parking at a distance greater than 1,250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site. In order to assure that off-site parking spaces are available in the future, all off-site parking spaces are subject to the requirements of <u>Subsections A and B of Section 21.22.090</u> (location of parking facilities) of the Zoning Code.

8. Compact Parking: Section 5.7.2.C requires that all parking spaces in the UTCSP Area be 9 feet wide by 18 feet deep. The Parking Code (Chapter 21.22 of the Zoning Code), which applies outside of the UTCSP Area, provides that 30 percent of all required parking spaces may be compact spaces that measure 8 feet wide by 16 feet long. Amending the UTCSP to provide the same compact space provisions that apply outside of the UTCSP would help the Downtown remain competitive and help reduce stormwater runoff in the UTCSP Area.

Page #	Section	Change
5-104	5.7.2.C	Revise this section to change the text above the table with the parking space and lot dimensions to read as follows: 1. Parking space and lot dimensions. Parking lots and stalls shall be designed with the following minimum dimensions <u>set forth in the table below, subject to the provision that up to 30 percent of all required spaces may be designed and designated for compact cars with stalls that are 8 feet wide and 16 feet long.</u>

9. Architectural Styles Appendix: The original UTCSP presented only nine architectural styles to guide development and redevelopment of residential and commercial buildings. The Architectural Style Guidelines set forth in Section 5.5.3 were specifically adopted as being advisory rather than mandatory. Section 5.5.3.C notes that, “In addition to the nine architectural styles, there are other architectural styles, such as “bungalow”, “prairie”, “colonial”, “farmhouse”, which the City finds to be compatible with, and complementary to, the nine benchmark styles. The City may prepare an appendix to this Specific Plan to be composed of photographs, drawings, and text to catalog and explain the complementary architectural styles.”

The details of the Architectural Guidelines for the nine styles were moved from Chapter 5 to Appendix 2A of the UTCSP. Attached as Exhibit A to the proposed ordinance amending the UTCSP is Appendix 2B consisting of a catalog of additional complementary architectural styles. Appendix 2B includes photographs and a brief catalog of characteristics of the additional styles. The main purpose of Appendix 2B is to demonstrate that there are architectural styles other than the nine original and to provide examples that can be used by builders as references.

In general, the City of Paso Robles has not favored one or a handful of architectural styles over other styles. The City does, however, expect buildings to have minimum aesthetic treatments and be complementary with neighboring buildings, particularly in the heart of the historic downtown.

Reference: Uptown/Town Center Specific Plan, Zoning Code

Fiscal Impact: There are no fiscal impacts associated with the proposed amendments.

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

- a. (1) Adopt the attached Ordinance Approving Specific Plan Amendment 14-001;
- (2) Adopt the attached Resolution Approving a Negative Declaration for the Specific Plan Amendment;
- b. Amend, modify, or reject the above options.

Attachments:

1. Ordinance Amending the Uptown/Town Centre Specific Plan
2. Resolution Adopting a Negative Declaration with Initial Study
2. Newspaper Notice Affidavit
3. Mail Notice Affidavit

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING THE UPTOWN/TOWN CENTER SPECIFIC PLAN
(SPECIFIC PLAN AMENDMENT 14-001 - CITY INITIATED)

WHEREAS, the Uptown/Town Centre Specific Plan (UTCSP) was adopted by the City Council on May 3, 2011; and

WHEREAS, with the adoption of the UTCSP the City Council adopted a policy to conduct semi-annual reviews of the Plan to consider making adjustments to the plan; and

WHEREAS, the property at 1745 Spring Street was developed as a multi-tenant commercial center under C-2 Zoning prior to adoption of the UTCSP; C-2 Zoning allowed occupancy of commercial spaces with retail and personal service (barber/beauty, printing, laundries, tailors, etc.) uses; and

WHEREAS, the UTCSP rezoned 1745 Spring Street to T-3F in which retail and personal service uses are not permitted uses; and

WHEREAS, although Section 5.3.E.4 of the UTCSP would allow continued occupancy of leasable spaces at 1745 Spring Street with retail and personal service uses as nonconforming uses, it is possible that a particular retail or personal service use may be discontinued and considered to be abandoned and thereby ineligible for re-establishment, thereby causing confusion and creating an investment risk; and

WHEREAS, at its meeting of January 14, 2014, the Planning Commission interpreted the UTCSP to allow continued retail and personal services in this commercial center, however, that decision would best be memorialized by amending Table 5.3-1 to insert notes to make this explicit; and

WHEREAS, in the TC-1 Zone, gyms, health/fitness spas, racquetball courts, skating rinks, etc. are conditional uses, whereas studios for dance, martial arts, art, music, etc. are permitted uses; some gyms and health/fitness spas were established in the TC-1 Zone prior to adoption of the UTCSP as permitted uses; and

WHEREAS, there does not seem to be a practical difference among gyms, health/fitness spas, and dance or martial arts studios; and

WHEREAS, the UTCSP provides for expansion of the downtown and the TC-1 Zone north from 14th Street to 16th Street; the TC-1 Zoned area between 14th and 16th Streets east of Spring Street is mostly developed with residential buildings; the allowable building types in the TC-1 Zone are limited to large commercial and large residential buildings such as flex block, flex shed, stacked dwellings, and courtyard housing; and

WHEREAS, property owners of individual standard West Side Lots in this area have sought to invest in improvements that introduce commercial and office uses within buildings that are essentially smaller residential building design such as duplex, rear yard duplex, triplex, etc.; use of such smaller residential buildings for commercial uses is permitted in other commercial zones in the UTCSP area; and

WHEREAS, conversion of the TC-1 Zoned area between 14th and 16th Streets east of Spring Street to a downtown development pattern will likely take many years to become financially feasible; and

WHEREAS, in order to encourage continued investment in the TC-1 Zoned area between 14th and 16th Streets east of Spring Street until such time that a downtown development pattern is feasible, the City Council finds it advantageous to allow the full range of residential building to be built; and

WHEREAS, in July 2013, the City Council adopted Ordinance 991 N.S., which updated the Zoning Code's Off-Street Parking regulations, which apply outside of the UTCSP area, to provide that for hotels with integral "accessory uses open to the public" such as restaurants and conference rooms, the parking requirement would be 70 percent of the combined parking requirements assessed for hotel rooms (and employees) and the accessory uses; the rationale for this incentive is that many of the patrons of the accessory uses would also be patrons of the hotels; and

WHEREAS, it would be consistent with policy statements in the General Plan, UTCSP, and Economic Strategy calling for efforts to promote a vibrant Downtown to allow hotels in the UTCSP area to provide such accessory uses and be eligible for the same parking incentives that apply to hotels located outside of the UTCSP area by Ordinance 991 N.S.; and

WHEREAS, the off-site parking spaces regulations in Section 5.7.2.B need to be amended so as to refer only to Subsections A and B of Section 21.22.090 of the regular Zoning Code, pertaining to recordation of a parking agreement and continued compliance with the code requirements for certain numbers of parking spaces, rather than to Section 21.22.090 as a whole because the radii from the site needing off-site parking differ between Section 5.7.2 and Section 21.22.090; and

WHEREAS, the original UTCSP presented only nine architectural styles to guide development and redevelopment of residential and commercial buildings; the Architectural Style Guidelines set forth in Section 5.5.3 were specifically adopted as being advisory rather than mandatory; Section 5.5.3.C notes that, "In addition to the nine architectural styles, there are other architectural styles, such as "bungalow", "prairie", "colonial", "farmhouse", which the City finds to be compatible with, and complementary to, the nine benchmark styles; and the City may prepare an appendix to this Specific Plan to be composed of photographs, drawings, and text to catalog and explain the complementary architectural styles"; and

WHEREAS, having approved development plans for hotels and parking structure liner buildings for the Oxford Inn and Pine Street Promenade Projects that allowed the floor areas for 3rd and 4th stories to exceed the percentage limits set forth in Sections 5.5.1.F.12.b and 5.5.1.13.b using provisions set forth in Sections 5.1.D.4 and 5.5.1.F, it is deemed appropriate to amend Sections 5.5.1.F.12.b and 5.5.1.13.b to provide for flexibility in application; and

WHEREAS, at its meeting of August 19, 2014, the City Council directed staff to prepare an ordinance to regulate fortunetelling and related services (e.g., card reading, palmistry, psychics, etc.) to provide that such uses be subject to approval of a conditional use permit in mixed-use and commercial zones except TC-1; and

WHEREAS, Section 5.3.E.2 of the UTCSP was constructed to read the same as Section 21.20.130 of the City's Zoning Code; and

WHEREAS, there exists conflicts between Sections 21.16A.020 and 21.20.130 of the City's Zoning Code pertaining to process for considering and approving exceptions to building height limits, which are proposed to be resolved via a code amendment to revise both sections; and

WHEREAS, State Law enacted pursuant to SB 2 (2007) requires that Transitional and Supportive Housing be permitted by right in all zones in which residential use is allowed, and pursuant to SB 745 (2013) amended definitions of Transitional Housing, Supportive Housing, and Target Population (as it applies to Transitional and Supportive Housing); and

WHEREAS, at a meeting held on September 23, 2014, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve a Negative Declaration for the proposed ordinance;
- d. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, based on information received at its meeting on October 7, 2014 the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Held a public hearing to obtain public testimony on the proposed ordinance;
- c. Considered the Planning Commission’s recommendations from its September 23, 2014 public meeting to approve the proposed ordinance;
- d. Adopted a resolution to approve a Negative Declaration for the proposed ordinance;
- e. Introduced said ordinance for the first reading; and

WHEREAS, on October 21, 2014 the City Council held a second reading of said ordinance,

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-10 and 5-12	Change “Gyms, health/fitness spas, racquetball courts, skating rinks, etc.” to remove “gyms and health/fitness spas” from that category and relocate them to the “Studios – Art, dance, martial arts, music, etc.” category.

SECTION 2: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-11	Insert a “P*” in the T-3F column for “Personal and business support...” and for “Retail Sales...” and in the “Specific Use Regulations” (far right) column, for both uses, add a note that reads: “* Applies only to the existing multi-tenant commercial center at 1740 Spring Street.”

SECTION 3: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-10	Insert a row entitled “Fortunetelling and related services (card reading, psychics, palmistry, etc.)” between “Food Products” and “Gyms,…” and insert “CUP” in the T-3F, T-4F, T-4NC, TC-2, and RC Zone columns and dashes (“-”) in the T-3N, T-4N, and TC-1 Zone columns.

SECTION 4: Table 5.3-1, Allowed Land Uses and Permit Requirements, is amended as follows:

Page #	Change
5-14	In the Transitional and Supportive Housing row, add a “P” to the TC-1, TC-2, and RC Zone columns and change the text in the Specific Use column to read: “see definitions in Section 5.9”.

SECTION 5: Subsection E.2 of Section 5.3, Exceptions to Building Height Limits, is amended as follows:

Page #	Change
5-18	Change this section to read as follows: “Chimneys, silos, cupolas <u>and/or architectural roof and tower features that do not enclose habitable space</u> , flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits specified for each zoning district, subject to approval of a site plan by the development review committee, except as provided in Section 21.20.080 (public utility distribution and transmission lines).”

SECTION 6: Subsection C of Section 5.4.1, T-3 Neighborhood (T-3N) Zone Standards, is amended as follows:

Page #	Change
5-25	Change the minimum side yard setbacks for one-story buildings to read: “5 feet”.

SECTION 7: Subsection B of Section 5.4.6, TC-1 Zone Regulations, is amended as follows:

Page #	Change
5-35	Add the following text beneath the Building Types and Heights Table: “Note: For lots in the area between 14 th and 16 th Streets, as denoted in Appendix 1-B, all types of residential buildings may be constructed.”

SECTION 8: Subsection G of Section 5.4.6, TC-1 Zone Regulations, is amended as follows:

Page #	Change
5-36	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

SECTION 9: Subsection G of Section 5.4.7, TC-2 Zone Regulations, is amended as follows:

Page #	Change
5-38	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

SECTION 10: Subsection G of Section 5.4.8, RC Zone Regulations, is amended as follows:

Page #	Change
5-40	Add the following text beneath the Parking Requirements Table: “Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.”

SECTION 11: Table 5.5.1, Building Type Standards by Zone, is amended as follows:

Page #	Change
5-43	<ul style="list-style-type: none"> a. In the “12. Liner” row, replace “3” with “4” in the RC-Zone column; b. In the “13. Flex Block” row, replace “3” with “4” in the RC-Zone column; c. In the “13. Flex Shed” row, replace “3” with “4” in the TC-1, TC-2, and RC-Zone columns.

SECTION 12: Subsection F.12 of Section 5.5.1, Requirements for Individual Building Types, is amended as follows:

Page #	Change
5-70	<p>For Liner buildings, amend Subsection “b” to read as follows:</p> <p>b. Building Size and Massing Standards</p> <ul style="list-style-type: none"> i. Maximum Height ratios for various Liner Buildings are as follows: <ul style="list-style-type: none"> 2.0 stories: 100% 2 stories 3.0 stories: 100% 2 stories, 50% 3 stories 4.0 stories: 100% 3 stories, 50% 25% 4 stories ii. Maximum building length along primary street frontage: 350 feet iii. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings. iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts. v. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.

SECTION 13: Subsection F.13 of Section 5.5.1, Requirements for Individual Building Types, is amended as follows:

Page #	Change
5-71	<p>For Flex Block buildings, change Subsection “b” to read as follows:</p> <p>b. Building Size and Massing Standards</p> <p>i. Height ratios for various Flex Blocks are as follows:</p> <p style="padding-left: 40px;">2.0 stories: 100% 2 stories</p> <p style="padding-left: 40px;">3.0 stories: 100% <u>3</u> 2 stories, 50% 3 stories</p> <p style="padding-left: 40px;">4.0 stories: 100% 3 stories, <u>50%</u> 25% 4 stories</p> <p>ii. Maximum building length along primary street frontage: 150 feet</p>

SECTION 14: Subsection F.14 of Section 5.5.1, Requirements for Individual Building Types, is amended as follows:

Page #	Change
5-73	<p>For Flex Shed buildings, change Subsection “b” to read as follows:</p> <p>b. Building Size and Massing Standards</p> <p>i. <u>Height ratios for various flex sheds are as follows:</u> Maximum height: 3 stories.</p> <p style="padding-left: 40px;"><u>2.0 stories: 100% 2 stories</u></p> <p style="padding-left: 40px;"><u>3.0 stories: 100% 3 stories</u></p> <p style="padding-left: 40px;"><u>4.0 stories: 100% 3 stories, 50% 4 stories</u></p>

SECTION 15: Subsection B of Section 5.7.2, Parking Standards, is amended as follows:

Page #	Change
5-104	<p>Revise this section to read as follows (adding underlined text):</p> <p>Shared & Off-site Parking. The intent of this Plan is to allow and encourage the creation of shared parking areas by multiple property owners. Therefore, parking requirements may be met by the provision of spaces in off-site lots. Off-site parking shall be located within a 1,250 foot walking distance (corresponding to a five minute walk) of the use it is intended to serve. Where approved by the review authority, off-site parking may be located at a more remote site. In considering a request for off-site parking at a distance greater than 1,250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site. In order to assure that off-site parking spaces are available in the future, all off-site parking spaces are subject to the requirements of <u>Subsections A and B of Section 21.22.090</u> (location of parking facilities) of the Zoning Code.</p>

SECTION 16: Subsection C of Section 5.7.2, Parking Standards, is amended as follows:

Page #	Change
5-104	<p>Revise this section to change the text above the table with the parking space and lot dimensions to read as follows:</p> <p>1. Parking space and lot dimensions. Parking lots and stalls shall be designed with the following <u>minimum dimensions set forth in the table below, subject to the provision that up to 30 percent</u></p>

Page #	Change
	<u>of all required spaces may be designed and designated for compact cars with stalls that are 8 feet wide and 16 feet long.</u>

SECTION 17: Section 5.9, Definitions, is amended as follows:

Page #	Change
5-125	<p>a. Change the definition of Supportive Housing to read: "Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."</p> <p>b. Change the definition of Transitional Housing to read: "Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."</p> <p>c. Add a definition of "Target Housing" to read": "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people."</p>

SECTION 18: Appendix 1 Table of Contents and Appendix 1-B, Map of TC-1 Zoned Lots Between 14th and 16th Street on Which All Types of Residential Buildings May Be Built, is hereby added to the plan as shown in Exhibit A of this ordinance.

SECTION 19. Appendix 2 Table of Contents (Page A-2-ii) and Appendix 2B, Complementary Architectural Styles, are hereby added to the plan as shown in Exhibit B of this ordinance.

SECTION 20. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 21. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 22. Inconsistency. To the extent that the terms or provisions of this ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on October 7, 2014, and passed and adopted by the City Council of the City of El Paso de Robles on the 21st day of October, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

Appendix 1: Regulating Plan

APPENDIX 1: TABLE OF CONTENTS

- 1A Regulating Plan Map
- 1B Map of TC-1 Zoned Lots Between 14th and 16th Street on Which All Types of Residential Buildings May Be Built

Appendix 1B
Map of TC-1 Zoned Lots Between 14th and 16th Streets on Which All Types of Residential Buildings May Be Built



Appendix 2: Architectural Guidelines

APPENDIX 2: TABLE OF CONTENTS

Section

2A Pages 5:49 – 5:99 of Original Specific Plan *

Victorian (Residential Character)	5:49
Victorian (Commercial Character)	5:55
Craftsman	5:61
Spanish Revival (Residential Character)	5:67
Spanish Revival (Commercial Character)	5:75
Main Street Commercial	5:83
Warehouse Industrial	5:91
Art Deco	5:99
English Arts and Crafts	5:99

2B Complementary Architectural Styles

* Full-sized (11" x 17") copies of these pages (in pdf format) are available on the City's web site (see link below) and at the Community Development Department, 1000 Spring Street, Paso Robles , CA 93446; (805) 237-3970; Planning@prcity.com.

www.prcity.com/government/departments/commdev/planning/pdf/uptown-towncentre/UptownSP-Chapter5.pdf

APPENDIX 2B: COMPLEMENTARY ARCHITECTURAL STYLES

This Appendix provides a catalog of architectural styles for residential and commercial development that complement the 9 styles presented in Appendix 2A. As noted in Section 5.5.3.B, the architectural style guidelines presented in this specific plan are not mandatory. They serve to guide development and redevelopment by providing suggested styles. Existing buildings in the specific plan area exhibit a broad range of architectural styles beyond the 9 styles presented in Appendix 2A. Many of these additional styles make a positive contribution to the visual character of the specific plan area. The residential and commercial styles presented in Appendix 2B are presented to show examples of styles that are generally-acceptable in the specific plan area. These are not an exhaustive list of styles, but serve to help illustrate that there are more acceptable styles than the 9 presented in Appendix 2A. In similar manner, the features described in the following pages are not mandatory but serve to suggest treatments that builders might consider.

RESIDENTIAL ARCHITECTURAL STYLES

The styles presented in pages A-2Biii – xviii are for residential buildings, including single and multi-family buildings.

COMMERCIAL ARCHITECTURAL STYLES

The styles presented in pages A-2Bxix – xxiv are for commercial buildings. It should be noted that residential styles are appropriate in commercial zones, particularly for office buildings.

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Bungalow – Farmhouse



1520 Olive Street

Component	Aspect	Notes
Roof	Design	Dutch hip, gable faces side yard
	Pitch	6 – 8/12
	Eave overhang	about 12 inches
	Materials	Asphalt composition
	Special features	Note chimney in middle
Windows	Styles	sliders with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
Elevations	Treatments/articulation	1 plane
	materials	Wood shiplap siding
	Special features	
Frontage	Type (porch, stoop)	Porch was enclosed with siding and windows
	Special features	
Other		

Farmhouse - Victorian



530 – 9th Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	8 - 10/12
	Eave overhang	12 inches
	Materials	Asphalt composition
	Special features	
Windows	Styles	double-hung
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	One panel
	materials	Wood shiplap siding
	Special features	
Frontage	Type (porch, stoop)	Porch (add-on facing street)
	Special features	
Other		

Farmhouse



1233 Olive Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with two levels
	Pitch: tall, medium, minimal	6 – 8/12
	Eave overhang	12 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
Windows	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
Elevations	Treatments/articulation	3 planes
	materials	Wood tongue and groove siding
	Special features	Stone chimney
Frontage	Type (porch, stoop)	Porch
	Special features	
Other		

Farmhouse



535 – 8th Street

Component	Aspect	Notes
Roof	Design	Jerkinhead or clipped hip with gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	10 - 12 inches
	Materials	Asphalt composition
	Special features	
Windows	Styles	double-hung with muntins
	Spacing	Regular – on either side, but not in middle
	Trim/borders	Wood with shutters
Elevations	Treatments/articulation	One panel, but visually broken with porch
	materials	Wood tongue and groove siding
	Special features	
Frontage	Type (porch, stoop)	Covered porch full width of house
	Special features	
Other		

New England Colonial



25 – 12th Street

Component	Aspect	Notes
Roof	Design	gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	6 inches
	Materials	Asphalt composition
	Special features	Dormers – symmetrically set
Windows	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
Elevations	Treatments/articulation	One panel
	materials	Wood tongue and groove siding
	Special features	Brick chimney
Frontage	Type (porch, stoop)	Covered entryway porch/stoop with tee gable facing street
	Special features	
Other		

Farmhouse



5 - 17th Street

Component	Aspect	Notes
Roof	Design	Multiple gables and dormers
	Pitch	6/12
	Eave overhang	10 inches
	Materials	Asphalt composition (architectural grade)
Windows	Special features	Multiple roofs
	Styles	Double-hung with muntins
	Spacing	Regular
Elevations	Trim/borders	Wood with architectural articulation
	Treatments/articulation	Several planes
	materials	Hardie board shiplap siding
Frontage	Special features	Scalloped shingles under gable end
	Type (porch, stoop)	Covered porch with filigreed knee braces
Other	Special features	

A-2B-viii

Multi-Family Farmhouse



810 – 29th Street (Oak Park)

Component	Aspect	Notes
Roof	Design	Multiple gables
	Pitch	5/12
	Eave overhang	18 - 20 inches)
	Materials	Asphalt shingle (architectural grade)
	Special features	Knee braces
Windows	Styles	double-hung with mullions and inlaid muntins
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	Multiple planes
	Materials	Hardie board shiplap
	Special features	
Frontage	Type (porch, stoop)	Some entrances via porches; others have cover, but no porch or stoop
	Special features	
Other		

A-2B-ix

Prairie



1344 Oak Street

Component	Aspect	Notes
Roof	Design	Hipped
	Pitch	4 – 5/12
	Eave overhang	about 24 inches
	Materials	Metal standing seam
	Special features	Ceiling joists extend beneath eaves
Windows	Styles	Picture windows with muntins at corners; single-paned squares in center recessed areas
	Spacing	At corners of building and centered in recessed plane
	Trim/borders	vinyl
Elevations	Treatments/articulation	Multiple planes
	Materials	Corrugated metal vertical siding and shiplap wood panel accents to emulate shingles
	Special features	Shallow white arbor features over lower level windows
Frontage	Type	Semi-circle covered entry at grade (no step); double glass doors
	Special features	
Other		

A-2B-x

Farmhouse



1020 Vine Street

Component	Aspect	Notes
Roof	Design	Dutch hip
	Pitch	5 - 6/12
	Eave overhang	about 15 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
Windows	Styles	casement with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
Elevations	Treatments/articulation	Multiple planes
	materials	Shiplap Hardie board
	Special features	Second story is setback
Frontage	Type (porch, stoop)	covered entryway at grade
	Special features	
Other		

Farmhouse



935/945 - 12th Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	6/12 on upper roof; 4 – 5/12 on lower roof
	Eave overhang	about 8 inches
	Materials	Asphalt composition
Windows	Special features	
	Styles	1 st floor: Storefront windows with muntins; 2 nd floor: casement with muntins
	Spacing	Regular
Elevations	Trim/borders	Wood
	Treatments/articulation	2 planes: second story is set-back
	materials	Hardie board shiplap siding
Frontage	Special features	
	Type (porch, stoop)	porch
Other	Special features	

RESOLUTION NO. 13-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A NEGATIVE DECLARATION FOR
SPECIFIC PLAN AMENDMENT 14-001
(UPTOWN/TOWN CENTRE SPECIFIC PLAN)

WHEREAS, the City has initiated Specific Plan Amendment 14-001 to amend the Uptown/Town Centre Specific Plan to make several amendments to the zoning regulations in Chapter 5; and

WHEREAS, an Initial Study was prepared for this project (attached to this resolution), which proposed 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 September 23, 2014 and by the City Council on October 7, 2014 to consider the Initial Study prepared for this application, and to accept public testimony regarding this proposed environmental determination for the proposed general plan amendment; and

WHEREAS, based on the information contained in the Initial Study prepared for this general plan amendment 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 specific plan amendment was 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 Specific Plan Amendment 14-001 in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of October, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

Exhibit A

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

- 1. PROJECT TITLE:** Uptown/Town Centre Specific Plan - Amendment (SPA 14-001)
- Concurrent Entitlements:** None
- 2. LEAD AGENCY:** City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
- Contact:** Ed Gallagher, Community Development Director
Phone: (805) 237-3970
Email: ed@prcity.com
- 3. PROJECT LOCATION:** UTCSP Area (between the Salinas River and Vine Street, and between 1st and 38th Streets, Paso Robles, CA)
- 4. PROJECT PROPONENT:** City of Paso Robles
- Contact Person:** Ed Gallagher
- Phone:** (805) 237-3970
Email: ed@prcity.com
- 5. GENERAL PLAN DESIGNATION:** Several land use designations
- 6. ZONING:** Several zones
- 7. PROJECT DESCRIPTION:** The City of Paso Robles proposes to amend the Uptown Town Centre Specific Plan (UTCSP) to make the following changes to land use and development regulations contained in Chapter 5:
- a. Revise off-street parking space requirements for hotels to allow hotels with accessory uses such as restaurants and conference rooms to share parking spaces. The proposed change would allow the parking space requirement for accessory uses to be 70 percent of the regular requirement (one space per 400 sq ft).
 - b. Clarify provisions for off-site parking that refer to Section 21.22.090 of the Zoning Code to limit the reference to implementing conditions contained in Subsections A and B of Section 21.22.090 (pertaining to parking agreements and compliance with off-site parking requirements for the life of the target building).
 - c. Allow 30 percent of required off-street parking spaces to be compact spaces.
 - d. Allow continued use of commercial spaces at 1740 Spring Street (in the T-3F Zone) for retail sales and personal services.

- e. Allow gyms and health spas to be permitted by right in the TC-1 Zone as they are similar to other uses already permitted by right such as dance, music, and martial arts studios.
- f. Allow fortunetellers and related services as conditional uses in the T-3F, T4-F, T-4NC, TC-2, and RC Zones.
- g. Allow development of single family homes, duplexes, triplexes, carriage houses in the TC-1 Zoned area between 14th and 16th Streets, east of Spring Street.
- h. Allow side yard setbacks in the T-3N Zone to be 5 feet as allowed in the T-3F, T-4N, and T-4F Zones.
- i. Allow flex block, flex shed, and liner buildings to have 4 stories in the TC-1, TC-2, and to RC Zones and to allow 3rd stories to occupy 100% of the floor areas for lower stories and for 4th stories to occupy 50% of the floor area of lower stories.
- j. Amend the section addressing exceptions to building height limits to include “and/or architectural roof and tower features, that do not enclose habitable space,” among the items eligible for consideration of such exceptions.
- k. Allow transitional and supportive housing in the TC-1, TC-2, and RC zones as those zones allow residential uses and SB 2 (2007) required that transitional and supportive housing be permitted by right in any zone in which residential use is allowed. Additionally, the definitions section of the UTCSP will be amended to update definitions of transitional housing, supportive housing, and target population to be consistent with those adopted by the State via SB 745 (2013)
- l. Adopt an appendix to the Architectural Style Guidelines to increase the variety of types of architectural styles.

8. ENVIRONMENTAL SETTING:

The proposed Specific Plan amendments would affect properties within the urbanized portion of the Uptown/Town Center Specific Plan (UTCSP) area within the City of Paso Robles, which lies between 1st and 38th Streets and between Paso Robles Street and Highway 101.

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 checked="" 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 checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input checked="" 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: _____

Date _____

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"/>
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"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 (a, b, d): The project will not affect these resources or create an increase in light or glare.

Discussion (c):

- (1) The code amendment proposes allowing “architectural roof and tower features, but not enclosing habitable space” among the architectural features that are eligible for exceptions to height limits. The City has approved several such exceptions to height limits for hotel projects, both within and outside of the UTCSP, without finding any impact to aesthetic resources.
- (2) The code amendment proposes allowing liners and flex block buildings to have 4 stories in the RC Zone (where there are already a couple of buildings with 4 or more stories) and for flex block buildings to have 4 stories in the TC-1, TC-2, and RC zones.
- (3) The original Architectural Style Guidelines adopted with the UTCSP described nine benchmark styles. However, those styles excluded several other styles extant in the plan area that the City has deemed to be acceptable. Section 5.5.3.B of the UTCSP provides that the City may adopt an appendix with complementary architectural styles to the nine benchmark styles. The project implements this direction.

II. AGRICULTURE AND FOREST 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. 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"/>
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"/>
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public	<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
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))?				
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-e: This specific plan amendment does not propose any substantive change in land use and development policy that will affect agricultural resources.

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)	<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)	<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"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-e: This specific plan amendment does not propose any substantive change in land use and development policy that will affect air quality.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 (a-f): This specific plan amendment does not propose any substantive change in land use and development policy that will affect biological resources.

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"/>
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"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (a-d): This specific plan amendment does not propose any substantive change in land use and development policy that will affect cultural resources.

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"/>
ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<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)	<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?	<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?	<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?	<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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Discussion a-e: This specific plan amendment does not propose any substantive change in land use and development policy that will affect geological or soils resources.

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"/> |
| 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 (a-b): This specific plan amendment does not propose any substantive change in land use and development policy that will affect greenhouse gas emissions.

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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |

	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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-h): This specific plan amendment does not propose any substantive change in land use and development policy that will increase exposure to hazardous materials.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	<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)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<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
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<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?	<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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. 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 (a-l): This specific plan amendment does not propose any substantive change in land use and development policy that will affect hydrology and water quality.

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: The specific plan amendment will not physically divide established communities.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project proposes the following changes:

- (1) Amending Table 5.3-1 (permitted land uses and permit requirements) to allow continued use of spaces in an existing commercial center at 1740 Spring Street for retail and personal services. Such uses were allowed on the property prior to adoption of the UTCSP when the property was zoned C-2, but became nonconforming when the plan adopted T-3F Zoning.
- (2) Amending Table 5.3-1 to allow gyms and health spas to be allowed by right in the TC-1 Zone as being similar to dance, martial arts, and music studios, which are already allowed by right in the same zone.
- (3) Amending Table 5.3-1 to allow fortunetellers and related services as conditional uses in the T-3F, T-4F, T-4NC, TC-2, and RC Zones.
- (4) Amending T-3N Zone standards to allow one story buildings to have 5 foot side yard setbacks as is allowed in the T-3F, T-4N, and T-4F Zones and is the historic pattern in the UTCSP area.
- (5) Amending off-street parking requirements to: (a) allow hotels in the UTCSP area to have shared parking provisions at a lesser rate than allowed elsewhere in the City as there is a greater need for off-street parking in the Downtown; (b) allow provision of compact parking spaces as allowed elsewhere in the City; (c) clarify reference to off-site parking regulations cited in Section 21.22.090 of the Zoning Code.

These proposed changes would have negligible, if any environmental effects.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there could not be impacts related to conservation plans.

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: There are no known mineral resources within the City of Paso Robles.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: see XI a. above.

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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>
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: The proposed changes in land use and development regulations would not affect the noise environment.

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"/>
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"/>
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 (a-c): The proposed specific plan amendment will not create or induce population growth or displace housing or people. The UTCSP already allows residential uses in the TC-1, TC-2, and RC Zones. Amending the UTCSP to allow transitional and supportive housing in these zones will have no environmental effect.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Police protection? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities? (Sources: 1,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-e): This specific plan amendment does not propose any substantive change in land use and development policy that will affect public services.

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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-b): See XIV above, the project will not impact recreational facilities.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures or 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"/>
b. Conflict with an applicable congestion management program, including, but not limited to 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"/>
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 (a-f): This specific plan amendment does not propose any land uses that would generate significant impacts to transportation or traffic.

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"/>
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion (a-g): This specific plan amendment does not propose any substantive change in land use and development policy that will affect utilities, water or wastewater treatment or delivery services.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion (a-c): This specific plan amendment does not propose any substantive change in land use and development policy that will affect any of the issues in this section.

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	Uptown/Town Centre Specific Plan	Same as above
12	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
13	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
14	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 09/12/2014

Meeting Date: 09/23/2014
Planning Commission

Project: Specific Plan Amendment 14-001 –
Uptown/Town Centre Specific Plan
Amendments to zoning regulations

I, Kristen L. Buxkemper, employee of the
Community Development Department, Engineering
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: 
Kristen L. Buxkemper

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Specific Plan Amendment 14-001, which was initiated by the City of Paso Robles to amend the Uptown/Town Centre Specific Plan to make several "clean up" amendments to the zoning regulations in Chapter 5.

The public hearing will be conducted on Tuesday, September 23, 2014 in the Conference Room at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 pm. All interested parties are invited to attend and be heard on this matter.

At the conclusion of the public hearing, the Planning Commission will consider making a recommendation to the City Council regarding approval of Specific Plan Amendment 14-001.

NOTICE IS ALSO HEREBY GIVEN that the City of Paso Robles has prepared a Negative Declaration (statement that there will be no significant environmental effects resulting from this project) in accordance with the California Environmental Quality Act for this project. The Public Review Period for the proposed Negative Declaration will commence on September 12, 2014, and end at the City Council hearing, which is scheduled for Tuesday, October 7, 2014 at 7:30 pm at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California.

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Specific Plan Amendment and its corresponding Negative Declaration 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 project, please call Ed Gallagher at (805) 237-3970.

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

Ed Gallagher, Community Development
Director
September 12, 2014 1267420