

TO: PLANNING COMMISSION  
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: 2015 ANNUAL REPORT ON THE GENERAL PLAN  
DATE: MARCH 8, 2016

**Needs:** for the Planning Commission to review the 2015 General Plan Annual Report, and forward a recommendation to the City Council regarding acceptance.

- Facts:**
1. California Government Code Section 65400 requires local jurisdictions to prepare an annual report on the status of the General Plan and progress towards its implementation. This report should be submitted to the State by April 1, 2016, however, due to workloads and scheduling, it will be transmitted to the State on April 6, 2016.
  2. The Housing Element report must include an assessment of progress made toward meeting the City's share of the Regional Housing Need Allocation (RHNA).
  3. Attached is an annual report divided into two parts. The first part (Attachment 1) is a table containing brief descriptions of every Action Item, except those in the Housing Element, with thumbnail descriptions of the status of their implementation. The second part (Attachment 2) is the Housing Element Report, with discussions of progress toward meeting the City's share of the RHNA and a similar table as that in Attachment 1 for the Housing Element Action Items.
  4. The City Council is scheduled to review this report, subject to any modifications by the Planning Commission on April 5, 2016.

**Analysis and Conclusion:**

Per City Council's direction, the General Plan Annual Report also includes a status update on the build-out of the Uptown/Town Centre Specific Plan. The Uptown/Town Centre Specific Plan was adopted on May 3, 2011. It was amended on September 4, 2012 to establish a build-out of 989 new units within the planning area. The City Council directed that the progress toward build-out be monitored and reported annually as part of the General Plan Annual Report.

The number of dwelling units added and demolished in the Uptown/Town Centre Specific Plan Area since January 1, 2010 is provided in the table below. The source of this information is the City's Building Permit records for Final Inspections/Certificates of Occupancy, not including Oak Park. There was no net increase in the Uptown/Town Centre Specific Plan area for new homes constructed between January 1, 2010 and December 31, 2015. There were 10 new units constructed on the west side of town, however, they are not located within the Uptown/Town Center Specific Plan area.

Uptown/Town Center Specific Plan Dwelling Unit Tracking Table (not including Oak Park Redevelopment Area)				
Year	# Units Added	# Units Demolished	Units Added Detail	Units Demolished Detail
2010	5	1	Duplex at 513 3 <sup>rd</sup> Street, SFRs at 545 3 <sup>rd</sup> Street, 830 and 832 19 <sup>th</sup> Street	SF at 1809 Riverside Ave
2011	1	1	Caretaker Apt at 1427 Spring Street	Apt at 623½ 12 <sup>th</sup> Street
2012	3	1	Caretaker Apt at 935 12 <sup>th</sup> Street Modular unit at 516½ Vine Street Garage Conversion at 438 Olive Street	Second SF unit at 516½ Vine Street
2013	2	0	623½ 6 <sup>th</sup> Street 430 Olive Street	None
2014	2	1	520 2 <sup>nd</sup> Street 528 2 <sup>nd</sup> Street	1527 Park Street
2015	0	0	None	none
<b>Total</b>	<b>13</b>	<b>4</b>		
<b>Total Net Units</b>	<b>9</b>			

As of December 31, 2015, 139 residential building permits were issued, including 45 single-family homes, 24 multi-family units, and 70 multi-family units at Oak Park. Additionally, there were 31 single-family home building permits ready for issuance, and seven (7) single-family homes and 22 multi-family home permits in plancheck.

A significant outcome (initiated by the Planning Commission) related to review of the General Plan Annual Report from 2014, is the formation of a new Council advisory committee, referred to as the “Housing Constraints and Opportunities Committee”. This new Committee met in February 2016, and established four broad priorities to focus their efforts. These priorities include: (1) review development impact fees for mixed-use residential development; (2) define and analyze specific local needs for workforce and affordable housing; (3) review development impact fees (including the City’s Capital Improvement Program list of projects and priorities), and City building permit plancheck fees; and (4) review the objectives and need for residential Specific Plans. This Committee anticipates meeting for the next six to 12 months to work on these issues, and develop recommendations for solutions to present to the City Council.

Staff from all departments contributed to the preparation of this report. In the 13 years since adoption of the General Plan, the City has made considerable progress in implementing the action items.

**Policy**

**Reference:** California Government Code Section 65400

**Fiscal**

**Impact:** None.

**Options:** After consideration of the staff report and public testimony the Planning Commission may consider the following options:

- a. Recommend approval of the 2015 General Plan Annual Report to the City Council; or
- b. Refer the item back to staff for additional analysis; or
- c. Amend the foregoing options.

**Attachments:**

1. 2015 Annual Report on the General Plan
2. 2015 Annual Report on the Housing Element of the General Plan

**City of El Paso de Robles**

**Annual Report on the General Plan**

**April 1, 2016**

**(Prepared pursuant to Government Code Section 65400)**

Presented to the Planning Commission on March 8, 2016  
Approved by the City Council on April 5, 2016

## **Mandate for Annual Report on the General Plan**

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

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

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

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

## **Composition of the General Plan**

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

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

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

### **History of Adoption and Amendment of Current Elements of Paso Robles' General Plan**

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

<b>Element</b>	<b>Date of Adoption</b>	<b>Adopted by Resolution</b>
Land Use	December 16, 2003	03-232
Circulation	April 5, 2011	11-032
Housing	October 7, 2014	14-036
Open Space	December 16, 2003	03-232
Conservation	December 16, 2003	03-232
Safety	December 16, 2003	03-232
Noise	December 16, 2003	03-232
Parks & Recreation	December 16, 2003	03-232

See attached Table of General Plan Amendments that have been approved since 2003.

Date	City Council Resolution	Action
December 16, 2003	03-232	Adoption of a comprehensive update of the General Plan (consisting of 8 Elements)
December 4, 2004	04-262	Adoption of an update to the Housing Element
January 4, 2005	05-004	<p>General Plan Amendment 2004-001 consisting of the following 2 components:</p> <ol style="list-style-type: none"> <li data-bbox="748 705 1417 884">1. <u>Oak Park Specific Plan Area</u>: Amendment of the Land Use Map (Figures LU-3 and LU-6A) to modify the boundaries of the Oak Park Specific Plan Area to be coterminous with the Oak Park Public Housing Property.</li> <li data-bbox="748 932 1417 1369">2. <u>Airport Influence Area (Component 2)</u>: Amendment of the Land Use Element text and map (established Figure LU-6X) to (a) re-establish the City's Airport Noise Disclosure Area, (b) to expand its boundaries to include properties that had been recently annexed and were within the City's Sphere of Influence, and (c) to broaden the definition of the designated area to include not only "Noise Disclosure" but also "Influence" pursuant to the Business and Professions Code requirements.</li> </ol>
December 20, 2005	05-249	General Plan Amendment 2005-001, which amended the Land Use Element text to acknowledge current land use information and recognize that the most recent build-out projections (based on persons per dwelling unit and other specified factors) would result in a City population in 2025 that would be consistent with the established General Plan policy of a population not-to-exceed 44,000 residents.

Date	City Council Resolution	Action
March 21, 2006	06-034	<p>General Plan Amendment 2006-001 consisting of the following 3 components:</p> <ol style="list-style-type: none"> <li>1. Redesignated 28 acres located on the east end of Wisteria Lane from Parks and Open Space (POS) and Agriculture (AG) to Business Park (BP).</li> <li>2. Redesignated 5 acres located on the southeast corner of River Oaks Drive and Experimental Station Road from Commercial Service (CS) to Residential, Multiple Family, 12 units per acre (RMF-12). This component included an amendment to the description of the RMF-12 Land Use Category in the text of the Land Use Element (on Page LU-18).</li> <li>3. Added Office Overlay Designation to a parcel located on the northeast corner of 14<sup>th</sup> and Olive Streets (405 – 14<sup>th</sup> Street).</li> </ol>
October 3, 2006	06-189	<p>General Plan Amendment 2006-002, which amended the Land Use Map (Figure LU-6) to redesignate 40.33 acres of land located on the east side of Airport Road, about ¼ mile north of Highway 46 East from Agriculture (AG) to Parks and Open Space (POS).</p>
May 1, 2007	07-079 07-081	<p>General Plan Amendment 2007-001 consisting of the following 2 components:</p> <ol style="list-style-type: none"> <li>A. Redesignated 22 acres on the northeast corner of Buena Vista and Experimental Station Roads from.RSF-1 and R/L Overlay to RMF-8 (the Resort/Lodging Overlay was deleted).</li> <li>B. Established the Uptown Specific Plan District and deleted Oak Park Specific Plan District.</li> </ol>

Date	City Council Resolution	Action
September 18, 2007	07-192	General Plan Amendment 2007-002, which amended the Land Use Map (Figure LU-6) to redesignate 13.4 acres of land located at 1450 Golden Hill Road from Residential, Single Family, 2 units per acre (RSF-2) to Residential, Multiple Family, 12 units per acre (RMF-12). <b>Note: This approval was rescinded on December 4, 2007 via Resolution 07-228.</b>
November 18, 2008	08-168	General Plan Amendment 2007-003, which amended the Land Use Map (Figure LU-6) to redesignate 13.4 acres of land located at 1450 Golden Hill Road from Residential, Single Family, 2 units per acre (RSF-2) to Residential, Multiple Family, 12 units per acre (RMF-12).
March 17, 2009	09-026	General Plan Amendment 2009-001, which amended the Land Use Map (Figure LU-6) to redesignate 76 acres of land located on the east side of Golden Hill Road, opposite Circle B Road, from Agriculture (AG) to Parks and Open Space (POS).
April 5, 2011	11-032	Circulation Element Update. A comprehensive update of the City's Circulation Element.
May 3, 2011	11-051	General Plan Amendment 2011-001, which accompanied the adoption of the Uptown/Town Centre Specific Plan, and included the following components: a. Amended the Land Use Element maps to: (1) Add the Uptown/Town Centre Specific Plan Overlay District (2) Delete the Uptown Specific Plan Overlay District; (3) Delete the Senior Housing Overlay District; (4) Delete those portions of the Office Professional and Mixed Use Overlays located within the Uptown Specific Plan Overlay (5) Reassign land use categories for some properties;

Date	City Council Resolution	Action
		<p>b. Amended Land Use Element text to:</p> <ul style="list-style-type: none"> <li>(1) Delete the reference to the Oak Park Specific Plan;</li> <li>(2) Add a reference to the Uptown/Town Centre Specific Plan;</li> <li>(3) Add a limitation on the Uptown/Town Centre Specific Plan to limit the collective build-out potential to 989 dwelling units to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232);</li> <li>(4) Add descriptions of the Downtown Commercial (DC), Mixed Use, 8 Units per Acre (MU-8), and Mixed Use, 12 Units per Acre (MU-12) land use categories;</li> <li>(5) Delete the description of the Senior Housing Overlay District;</li> <li>(6) Delete a note under the Commercial Service Land Use Category pertaining to mixed use in the area between Highway 101 and the Railroad, and between 18<sup>th</sup> and 24<sup>th</sup> Streets;</li> <li>(7) Make other minor typographical changes;</li> </ul> <p>c. Amended the Parks and Recreation Element to amend Table PR-1, Parks and Recreation Facility Improvements, to add parks and trails facilities recommended by the specific plan.</p>
July 17, 2012	12-114	General Plan Amendment 2012-001, to amend the Land Use Map (Figure LU-6) to Redesignate 22 acres on the northeast corner of Buena Vista and Experimental Station Roads from RMF-8 to Parks and Open Space (POS) with a Resort/Lodging (R/L) Overlay.
October 2, 2012	12-163	<p>General Plan Amendment 2012-002, to amend the Land Use Element text to:</p> <ul style="list-style-type: none"> <li>a. Incorporate a vacancy rate in the calculation of population that will reside in the City at the time of “build-out” of all dwelling units authorized by the Land Use Element;</li> </ul>

Date	City Council Resolution	Action
		<ul style="list-style-type: none"> <li>b. Use an average household size calculated as the 30 year average reported by the U.S. Census Bureau instead of the average household size reported by the State Department of Finance in its 2005 population estimate;</li> <li>c. Update text and tables that report the status of acreages of areas for various land uses, potential numbers of dwelling units, existing floor areas for commercial/industrial development;</li> <li>d. Make several minor “clean up” updates throughout the Land Use Element.</li> </ul>
December 18, 2013	12-185	<p><u>General Plan Amendment 2012-003,</u></p> <ul style="list-style-type: none"> <li>a. To amend the <u>Land Use Element</u> text to: <ul style="list-style-type: none"> <li>(1) Amend Action Item 2 (Quality of Life) implementing Policy LU-2D, Neighborhoods to add designing streets to integrate storm water management features.</li> <li>(2) Add Policy LU-2K implementing Goal LU-2 to manage the natural landscape to preserve the natural beauty and rural identity of the community, and Action Item 1 implementing the new policy to require new development to mitigate its share of impacts from storm water on the natural environment through implementation of Low-Impact Development (LID) storm water management features.</li> </ul> </li> <li>b. To amend the <u>Circulation Element</u> to: <ul style="list-style-type: none"> <li>(1) Add Item “g” to Policy CE-1A to “Utilize roadways to achieve multiple environmental benefits through integration of Low-Impact Development storm water management features in City streets.”</li> <li>(2) Amend the second sentence in Action Item 5 under Policy CE-1A to read: “These updates shall reflect a “complete streets” approach where all modes of travel are routinely accommodated, <b>and</b></li> </ul> </li> </ul>

Date	City Council Resolution	Action
		<p>environmental benefits would result from integration of LID storm water management facilities in streets and sidewalks.”</p> <p>c. To amend the <u>Conservation Element</u> to:</p> <p>(1) Amend the second sentence in Action Item 2 under Policy C-1A to read: “Such programs may include the following: storm drainage system design <b>integrating Low-Impact Development (LID) features to reduce hydromodification from development and other improvements to recharge the ground water aquifer</b> to discharge to aquifer recharge areas; developing/improving water recharge along historic drainage patterns along/adjacent to creeks and/or rivers; and/or developing recycled wastewater programs including basin recharge.”</p> <p>(2) Amend Action Item 5 implementing Policy C-1A to add Item “d” to “Incorporate LID features with all development in compliance with the “Joint Effort” permit requirements to filter and clean storm water through natural systems before it enters surface and groundwater resource supplies.”</p> <p>(3) Amend Policy C-1C to read: “Provide storm drain systems that efficiently and safely mitigate flood risk, <b>while effectively managing storm water through implementation of LID features, so that downstream runoff is limited to pre-development volumes and velocity before it is conveyed conveying run-off</b> to the Salinas River, <del>and</del> Huerhuero Creek, <b>and their tributaries.</b>”</p> <p>(4) Amend Action Item 2 implementing Policy C-1C to:</p>

Date	City Council Resolution	Action
		<p>(a) Amend Item "b" to read: "Direct surface water runoff from developed areas to <b>LID storm water features on the development site</b> <del>to storm water detention facilities</del>. The facilities should be designed to both mitigate flow flows while providing safe and efficient low-flow conveyance."</p> <p>(b) Amend Item "d" to read: "Conduct flood plain acquisition and <b>promote groundwater recharge to preserve the floodway, protect riparian habitats and to enhance water resource</b>, flood control projects, and recharge programs to accommodate increased runoff from new development. These programs should be funded by developers, at rates proportional to the projected increase in runoff associated with their developments."</p>
October 1, 2013	13-140	<p><u>General Plan Amendment 2013-001</u>: Amend the Land Use Element as follows:</p> <p>a. Amend Figure LU-6 to remove the Chandler Ranch Specific Plan Overlay Land Use Designation from two adjacent properties (15 and 17 acres) located north side of Union Road at the eastern boundary of the City;</p> <p>b. Amend Figure LU-6 to pre-designate a 1.4 acre parcel, located on the western City boundary, south of Pacific Avenue for Residential Single Family, 4 units per acre (RSF-4) land use. Prezone 13-001 will establish R-1 zoning on the 1.4 acre parcel to match the existing zoning of adjacent parcels within City limits;</p> <p>c. Amend Figure LU-1 to show the Sphere of Influence Boundaries as updated by LAFCO on February 21, 2013.</p>

Date	City Council Resolution	Action
December 3, 2013	13-158	<u>General Plan Amendment 2013-002</u> : Amend the Land Use Element's Land Use Map (Figure LU-6) to clarify land use designations for 60 lots in the historic downtown (between Vine Street and the UP Railroad and between 10 <sup>th</sup> and 21 <sup>st</sup> Streets), to more-accurately reflect the applicable zoning.
November 18, 2014	14-150	<u>General Plan Amendment 2014-003</u> : Amend the Safety and Conservation Element's to comply with Assembly Bill 162 (2007) and Senate Bill 1241 (2012). See attached addendum.

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

Agenda Item No. 5 Page 15 of 42

Policy	Action Item Number & Brief Description	Status
<b>LAND USE ELEMENT</b>		
LU-1A Land Use Categories	1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2.	<ul style="list-style-type: none"> <li>• Completed: R-5 (RMF-20), Mixed Use and Senior Housing Overlay Zones.</li> <li>• Yet to be completed for Public Facilities and Mobilehome; Vine Street Overlay Zones incorporated into Uptown/Town Center Specific Plan</li> </ul>
	2. Allow projects in the Mixed Use land use category and/or in Specific Plan areas to be developed with more than one land use.	Completed: Mixed Use Overlay regulations and Uptown/Town Center Specific Plan In progress: Chandler Ranch Area, Olsen Ranch/Beechwood Specific Plans.
LU-1B Airport Land Use Compatibility	1. Prohibit further subdivision of land within the Airport Land Use Review Area, or changes to land use or zoning, that would accommodate additional dwelling units.	Completed: Airport Land Use Plan Update, 2007
LU-2B Visual Identity	1. Amend/Update the Zoning Ordinance to define standards. Encourage property-owners to upgrade existing buildings and sites to conform to these standards.	Zoning Code Amendment not currently funded. Design guidelines have been completed for commercial, industrial, and multi-family development. Design standards have been incorporated into the Uptown/Town Center Specific Plan.
	2. a. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. b. Ensure that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape.	<ul style="list-style-type: none"> <li>• Gateway Design Standards adopted August 2008</li> <li>• As needed/ongoing action</li> </ul>
	3. Require utilities to be placed underground in new development projects.	Ongoing action
	4. Continue to enhance the downtown as a priority.	Ongoing action
	5. Require new development to mitigate its share of the impacts to the natural and built environment as feasible and appropriate.	<ul style="list-style-type: none"> <li>• Completed: Community Facilities District</li> <li>• Completed: Update AB 1600 fees to offset impacts to City infrastructure.</li> <li>• As needed/ongoing action: mitigation via conditions on new development.</li> </ul>
LU-2C Local Heritage	1. Establish a Vine Street Historic Overlay District and adopt design guidelines.	<ul style="list-style-type: none"> <li>• Completed: design guidelines</li> <li>• Vine Street Overlay District design guidelines have been incorporated into the Uptown/Town Center Specific Plan. Historic Preservation</li> </ul>

Policy	Action Item Number & Brief Description	Status
	2. Review new development projects for consistency with the Downtown design guidelines and the Vine Street neighborhood guidelines.	Ordinance adopted 2011. <ul style="list-style-type: none"> <li>• As needed/ongoing action (downtown)</li> <li>• Design guidelines have been incorporated into the Uptown/Town Center Specific Plan that apply to the Vine Street district.</li> </ul>
LU-2D Neighborhoods	1. Review/revise the Zoning Ordinance to address the size, use and appearance of accessory structures to ensure neighborhood compatibility.	To be scheduled
	2. Preserve health and safety, and strengthen the integrity of neighborhoods and districts by implementing traffic calming measures.	Completed: Traffic calming plan
	3. Develop safety and traffic calming measures for the design of streets.	Completed: Traffic calming plan
	4. Review and update, as necessary, the City's Building Security & Construction Standards for exterior lighting, security, and safety measures.	To be scheduled.
	5. Require all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties.	Ongoing action
	6. Continue to enforce the glare provisions of the Zoning Ordinance.	Ongoing action
LU-2E Purple Belt	1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a "purple-belt" that buffers the eventual edge of the City.	Adopted November 2009/on-going
	2. Acquire development rights/easements within the designated purple belt area.	Ongoing action
	3. Ensure that the County retains surrounding lands in very low-density rural residential, open space, and agricultural uses.	As needed/ongoing action
	4. Implement strategies that help preserve or protect agriculture beyond the City limits.	Completed: see LU-2E #1.
	5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	Ongoing action
LU- 2F Planning Impact Area	1. Evaluate annexation requests for conformance with adopted General Plan goals, policies and action items, as well as public infrastructure and service plans.	Completed: Olsen Ranch, Beechwood Area, and Linne Road (Our Town) Annexations.
	2. Continue to review and comment on planning efforts and development projects being considered by the County within the City's Planning Impact Area.	As needed/ongoing action
LU- 2G Specific Plans	1. Encourage establishment of Specific Plans for other areas.	In Progress: Beechwood Specific Plan On hold: Chandler Ranch Area & Olsen Ranch SPs
	2. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	In Progress: Beechwood Specific Plan and amendment of Borkey Area Specific Plan for River Oaks II. On hold: Chandler Ranch Area & Olsen Ranch SPs
LU- 2H Downtown	1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.	As needed/ongoing action; Uptown/Town Center Specific Plan supplement these guidelines.
	2. Promote a vibrant Downtown using several specified methods.	Ongoing action; Uptown/Town Center Specific Plan will update and enhance the specified methods.
LU- 2I	1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable	Completed: Mixed Use Overlay regulations;

Policy	Action Item Number & Brief Description	Status
Infill	locations.	Uptown/Town Center Specific Plan will continue this effort.
	2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
LU-2J Public Art	1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places.	Completed: Public Art Policy - funding suspended due to recession.
LU-4A Service Levels	1. Direct City revenues towards continuing to fund the public services and on-going maintenance/operation of public facilities and utilities provided by the City.	<ul style="list-style-type: none"> <li>• Completed: Community Facilities District</li> <li>• Completed: Update AB 1600 fees to offset impacts to City infrastructure.</li> <li>• As needed/ongoing action: mitigation via conditions on new development.</li> </ul>
	2. Require new development in annexation areas and/or specific plan areas to establish funding mechanisms to pay for the construction, maintenance, and operation of required City services and facilities on an on-going basis.	<ul style="list-style-type: none"> <li>• Completed: Community Facilities District</li> <li>• Completed: Update AB 1600 fees to offset impacts to City infrastructure.</li> <li>• As needed/ongoing action: mitigation via conditions on new development.</li> </ul>
	3. Require a fiscal impact analysis for new development in annexation areas and/or specific plan areas and condition projects accordingly so as to ensure that they will be fiscally neutral and not result in a net loss for the City.	In Progress: Beechwood Specific Plans. On Hold: Chandler Ranch & Olsen Ranch SPs Completed Uptown/Town Center Specific Plan.
	4. As part of implementation of the General Plan Update: <ol style="list-style-type: none"> <li>a. Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis.</li> <li>b. Revise/update the City’s Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities.</li> <li>c. Update the Capital Improvement Program so that it is in conformance with the revised Master Plans.</li> <li>d. Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile.</li> <li>e. Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible.</li> <li>f. Maintain the Youth Arts Center satellite library.</li> </ol>	a. Growth Management Plan Update is not current. Update suspended pending available funding. b. Completed: Updates of Storm Drain, Water (2014), Recycled Water Master Plan (2014), and Sewer Master Plans (sewer rates reviewed in 2015) c. Solid Waste Master Plan Update: Adopted November 2010, with rates and services reviewed and amended in 2015. d. Completed: Updated City Standard Details and Specifications adopted in 2012 e. To be scheduled in conjunction with Uptown/Town Centre Specific Plan f. City Hall/Library Expansion postponed indefinitely. g. Library Study Center established at Family

Policy	Action Item Number & Brief Description	Status
		Resource Center (36 <sup>th</sup> & Oak Streets) in 2010. Library Study Center is now housed in one of the portable classrooms on site.
LU-4B Public Schools	1. Enable collection of impact fees for development of capital facilities for public schools permitted by State Law to be collected with issuance of building permits.	Ongoing action
	2. Investigate and implement means to eliminate shortfalls that may result from the insufficiency of those impact fees to fund the acquisition of sites and construction of public schools. Such means may include the following: 1. Conditioning legislative actions upon payment of supplemental fees, or making dedications of land in lieu of fees. 2. Formation of Community Facilities Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools.	City coordinates with the Paso Robles School District on future school site needs and the collection of school fees.
	3. Support the school districts' request that public school sites be located in accordance with specified standards:	As needed/ongoing action
	4. Refer development applications to Paso Robles and Templeton School Districts. Seek to minimize traffic and circulation problems in the vicinity of school sites.	Ongoing action/Creston Road Safety Improvement project underway
	5. Facilitate the provision of schools by continuing to work closely with the school districts during the site selection and development process.	As needed/ongoing action
	<b>CIRCULATION ELEMENT</b>	
CE-1A Circulation Master Plan	1. Develop a multimodal transportation mitigation fee program so that new development contributes to improvements that offset cumulative impacts to mobility.	Ongoing action
	2. Set conditions of approval of development applications to provide adequate access to all modes of travel and to make appropriate improvements to the transportation system..	Ongoing action
	3. Preserve right-of-way in accordance with the Circulation Master Plan and all adopted Plan Lines.	As needed/ongoing action
	4. Request the County to mitigate transportation impacts to City facilities by requiring participation by County development projects in the City's transportation impact fee program as appropriate.	As needed/ongoing action
	5. Update the Zoning, Subdivision, Streets and Sidewalk chapters of the Municipal Code, as well as the Standard Conditions of Approval and Standard Specifications and Details. These updates shall reflect a "complete street" approach where all modes of travel are routinely accommodated.	Complete
	6. Implement the City's Traffic Calming Program as funding is available.	Ongoing action
	7. Continue to actively seek federal, state, and regional grants and funding.	Ongoing action
	8. Construct roundabouts in lieu of traffic signals where appropriate conditions exist to maximize the efficiency of streets, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist activity.	Ongoing action
	9. Install all transportation improvements in accordance with current accessibility standards.	Ongoing action

Policy	Action Item Number & Brief Description	Status
	10. Establish limitations on truck traffic in residential areas and adopt designated truck routes.	Complete
	11. Develop transportation impact study guidelines that specify the process by which new development impacts are identified.	Complete
	12. Coordinate with Caltrans on planning and implementation of congestion management strategies on SR 46 and US 101.	Ongoing action
	13. The City shall monitor the performance of the transportation network on a regular basis, and will optimize traffic signals to maximize the efficiency of the existing network. The city shall explore the feasibility of coordinating all traffic signals with a centralized traffic signal control system.	Niblick Corridor complete Spring Street Corridor under consideration
	14. Maintain and/or improve emergency vehicle access on all existing streets.	Ongoing action
	15. Integrate the City's traffic model with City land use planning and the regional traffic model produced by the San Luis Obispo Council of Governments.	Complete
	16. View all transportation improvements, new or retrofit, as opportunities to improve safety, access, and mobility for all travelers and recognize bicycle, pedestrian, and transit modes as integral elements of the transportation system.	Ongoing action
	17. Transportation policies should link transportation planning and land use planning.	Ongoing action
	18. Transportation systems and facilities should be planned, designed and constructed so as not to serve as barriers to community resources.	Ongoing action
	19. Transportation improvements shall improve accessibility and promote physical activity.	Ongoing action
CE-1B VMT	1. New developments or redeveloped areas shall conform to the following guidelines: design street for continuous flow at moderate speeds; new development shall design streets on a grid system with block lengths 300-600 feet, discourage cul-de-sacs, minimize street widths; accept moderate congestion at certain times to provide for safer pedestrian and cyclist safety with narrower road crossings.	Ongoing action
	2. Develop well connected routes for bicyclists throughout the City in accordance with the most current Bike Master Plan.	Ongoing action
	3. Make the travel demand model available to consultants of land development applications.	As needed/ongoing action
	4. Maintain a housing/jobs balance to extent feasible	Ongoing action
CE-1C Airport	1. Establish policy and action items as part of the Airport Master Plan and Airport Land Use Plan Updates	Ongoing action
	2. Pursue federal and state grants for airport improvement projects.	Ongoing action
	3. Enhance bicycle, pedestrian and transit access to allow employees and passengers to use non-automobile modes of travel to and from the Airport.	As needed/ongoing action
CE-1D Transit	1. Continue operation of local bus service including inter-connectivity with regional transit.	Local public transit was transferred to the Regional Transit Authority. Ongoing local/regional connectivity.
	2. Coordinate with SLO Regional Transit Authority to improve information available on transit options and support advertising/outreach programs for transit.	Local public transit was transferred to the Regional Transit Authority. Ongoing local/regional marketing/outreach and coordination with other

Policy	Action Item Number & Brief Description	Status
		transit services.
	3. Develop Park and Ride lots at convenient locations.	Ongoing action; SLOCOG is lead agency on this effort. Plans to expand park and ride capacity at the transit center and designate a park and ride area on Niblick Road are currently under way.
	4. Establish a Master Plan of transit routes within the City coordinated with regional routes.	Complete; The local routes within Paso Robles were modified to better connect with Regional Route 9 to and from San Luis Obispo as part of the consolidation efforts. The new route schedules went into effect on August 17, 2014.
	5. Locate transit routes on streets serving medium and high density development where feasible.	Ongoing action; routes exist along thoroughfares lined with significant development. New routes will be considered for planned future development.
	6. Link neighborhoods to transit stops and park and ride lots by providing direct bicycle and pedestrian access.	Ongoing action
	7. Support the development of a transit/trolley loop serving the Downtown area to encourage a “park once” strategy.	To be scheduled
	8. Support and improve the existing multimodal facility on Pine Street. Consider similar facility on the east side of the City.	Improvements at transit center have been completed (i.e. traffic circle), and expansion of parking facilities is underway. Transit facility on eastside of the City to be scheduled.
	9. Support convenient transit service to employment, education, and government centers as funding allows. Work with SLO Regional Transit Authority to provide fixed route and/or commuter bus service as appropriate.	Ongoing action; SLORTA has added new hours to help get college students to and from late night classes. Existing routes provide service to employment, education, and government center in Paso Robles. SLORTA is collaborating on improvements to commuter bus service.
	10. Develop a plan to monitor transit system performance and evaluate expansions to transit service.	Ongoing action; SLORTA monitors performance of all routes and the transit system as a whole through the compilation and reporting of ridership, service hours/miles, costs, and other metrics. Expansion of services currently being evaluated include the evening shuttle from Cuesta college’s Paso Robles campus and additional express runs between Paso Robles and San Luis Obispo on SLORTA’s route 9.
CE-1E Rail	1. Maintain adequate freight rail service to extent that freight service does not conflict with the Town Center Plan.	Ongoing action
	2. In conjunction with SLOCOG support expanding Amtrak rail service.	Ongoing action
	3. Promote the Amtrak bus feeder link, which provides connections to trains north in the Central	Amtrak bus to Hanford is operating

Policy	Action Item Number & Brief Description	Status
	Valley.	
CE-1F Pedestrian & Bicycle Access	1. Develop a Pedestrian Master Plan.	To be scheduled
	2. Maintain and update the Bicycle Master Plan.	Adopted December 2009, considering update
	3. Provide safe and convenient pedestrian, bicycle and vehicle access to Cuesta College North County Campus.	Ongoing.
	4. Establish a formal Safe Routes to School Program and pursue grant funding to encourage children to safely walk and bike to school.	In progress
	5. Collect pedestrian and bicycle volumes with intersection counts to ensure adequate data is available for prioritizing improvements to the transportation network.	Ongoing
	6. Improve streetscapes and install curb extensions at intersections where appropriate to reduce driving speeds and shorten pedestrian crossing distances.	Ongoing
	7. Support lighted LED crosswalks where pedestrian traffic is high and safety is a problem.	Ongoing
	8. Update and expand the ADA City Transition Plan to include public street right-of-way improvements.	Ongoing
	<b>HOUSING ELEMENT</b>	
	<i>The Housing Element is analyzed in a separate table.</i>	
	<b>CONSERVATION ELEMENT</b>	
C-1A Water Source, Supply & Distribution	1. Investigate and implement if feasible, development of supplementary water supplies to provide diversified resources and relieve aquifer demand.	Ongoing action; Nacimiento Water project is completed; Nacimiento Water Full Subscription is underway, adding 2488 AFY to the City's water supply portfolio
	2. Investigate and implement, if feasible, basin recharge programs through non-traditional methods	In response to Water Board mandates, the City has adopted a storm water management ordinance that requires all new development to retain some storm water on site. Alternative compliance by use of off-site basins will also be implemented. 2014 Recycled Water Master Plan adopted. The WWTP upgrade will ultimately include a recycled water program to support groundwater recharge. Tertiary treatment at the WWTP is being designed. The purple pipe distribution is in the selection process for a design engineering firm
	3. Maintain/update the Urban Water Management Plan and implement Best Management Practices as feasible.	Urban Water Master Plan (UWMP) 2010 complete. Update in process for 2015 UWMP Implementation is on-going.
	4. Maintain an updated Water Master Plan and develop needed water production, treatment, storage and distribution facilities as part of the Capital Improvement Plan/Budget.	Ongoing Actions:

Policy	Action Item Number & Brief Description	Status
		<ul style="list-style-type: none"> <li>• Implement mandatory usage restrictions and prohibitions against waste defined under the ordinance.</li> <li>• Continue conservation outreach/ education and development of the Nacimiento surface water supply.</li> <li>• Rehabilitating reservoirs, wells, and pipelines.</li> <li>• Water Master Plan updated in 2014</li> </ul> Complete: Groundwater Management Plan, not yet adopted.
	5. Maintain potable water quality via the following measures <ol style="list-style-type: none"> <li>a. Continue to monitor City water supplies wells for water quality requirements.</li> <li>b. Encourage minimization of applications of agricultural chemical fertilizers and pesticides and enforce conservative application of agricultural waters.</li> <li>c. Provide treatment and distribution systems needed to assure conveyance of potable water that meets all water regulations.</li> </ol>	Ongoing action In progress: updated private well policy and ordinance. Meters for private wells for residential properties under review (minimal water users).
	6. New water service shall not be extended to areas outside the City boundaries.	As needed/ongoing action
	7. Maintaining private water well use shall be allowed only for existing agriculture uses and then only when approved by City Council.	Updated private well policy in 2015
C-1B Sewer Service	1. Maintain an updated Sewer Master Plan and develop needed sewer conveyance and treatment facilities as part of the Capital Improvement Plan/Budget.	Ongoing action
	2. Require sewer connection for all new buildings.	Ongoing action
	3. Require the abandonment of all septic systems at such time that a sewer becomes reasonably available to a parcel.	Ongoing action
	4. The City shall not provide nor permit delivery of City sewer services to areas outside the existing City limits until such areas are annexed.	Ongoing action
	5. Develop wastewater effluent discharge alternatives including land percolation/ evaporation and/or recycling.	Completed
C-1C Storm Drainage	1. Maintain and update the Storm Water Master Plan. Implement, as feasible, recommended actions and Best Management Practices described in the Plan.	Storm Drain Master Plan Update is complete. The storm drain master plan will be revised again to implement hydromodification best management practices as required by new Water Board regulations.
	2. Establish a variety of revised development standards as may be appropriate.	In process
C-1D Solid Waste	1. Support and participate in an update to the County Solid Waste Management Plan.	To be scheduled
	2. Reduce the amount of solid waste to be taken to the landfill by implementing the City's Source Reduction and Recycling Element.	City has adopted its Landfill Master Plan and is proceeding in its implementation. To be scheduled

Policy	Action Item Number & Brief Description	Status
	5. Develop a City-specific solid waste master plan.	Ongoing action
C-2B Air Quality/ Vehicle Miles Traveled	1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications.	Ongoing action
	2. Encourage the development of transit facilities.	Ongoing action
	3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop and play, thereby reducing the commute lengths for some City residents.	Ongoing action
	4. Encourage infill development.	Ongoing action
C-2C Air Quality/ Emissions Reduction	1. Continue to prohibit agricultural burning.	Ongoing action
	2. Encourage private sector efforts to provide composting and creation of mulch in locations that avoid incompatibility of land uses.	As needed/ongoing action
	3. Require builders to use appropriate techniques to minimize pollution from construction activities.	Ongoing action
C-3A Oak Trees	1. Implement the Oak Tree Preservation Ordinance.	Ongoing action
	2. Plant oaks in parks and on other City-owned properties.	Ongoing action
	3. Encourage and/or require new development to include the planting of new oaks.	Ongoing action
C-3B Sensitive Habitat	1. With CEQA review of new development, prepare biological studies, explore alternatives to habitat removal, and seek input from other public agencies with expertise in biological resources.	Ongoing action
	2. With CEQA review of new development, require mitigation of potential impacts to the San Joaquin Kit Fox and its habitat be provided.	Ongoing action
	3. Encourage use of native plants.	Ongoing action
C-4A Mineral Resources	1. Continue to permit surface mining of sand and gravel as a conditional use within the Salinas River and Huerhuero Creek.	Ongoing action/SMARA coordination
	2. Ensure that measures are adopted to protect the capability for future extraction of sand and gravel.	As needed/ongoing action
C-5A Visual Resources	1. Investigate and implement, as feasible, a variety of alternative funding sources to enhance important visual resources.	To be scheduled
	2. Establish/implement site design, landscaping, architecture, and sign design standards to define gateways, corridors, major arterials, and natural areas.	Completed: Gateway Plan in August 2008
C-6A Historic Resources	1. Continue to implement the Council adopted Downtown Design Guidelines	Ongoing action
	2. Establish a Vine Street Historic and Architectural Preservation Overlay District. Prepare and implement design guidelines for future development and renovations.	Complete. Adopted the Uptown/Town Center Specific Plan which includes design guidelines and adopted a Historic Preservation Ordinance.
C-6B Archaeo- logical Resources	1. For projects subject to CEQA, prepare archaeological studies. Incorporate mitigation measures identified by such studies into the development.	As needed/ongoing action

Policy	Action Item Number & Brief Description	Status
<b>OPEN SPACE ELEMENT</b>		
OS-1A Open Space/ Purple Belt	1. This plan/program is to address: (a) open space acquisition; (b) acquisition priorities; and (c) maintenance and monitoring of City-owned open space areas	No action indicated. (This action item is informational in nature.)
	2. Reserve easements for public access, preferably trail access, to large units.	As needed/ongoing action
	3. Develop strategies for pursuing federal, state, and private funding for the Open Space/Purple Belt plan/program.	Ongoing action.
	4. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design.	As needed/ongoing action
	5. Investigate and implement the transfer of development rights from open space lands to other lands and dedication of conservation easements where appropriate.	Completed: Adoption of Purple Belt Plan in 2009. Easement acquisitions are on-going
	6. Strive to establish an agricultural buffer between publicly-accessible open spaces and bordering agricultural lands.	As needed/ongoing action
	7. Coordinate the City's Open Space/Purple Belt plan/program with neighboring communities, the County of San Luis Obispo, and non-profit agencies.	Completed: Adoption of Purple Belt Plan in 2009
	8. Investigate with San Luis Obispo County, establishment of permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns.	Ongoing action
	9. Ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses.	See response to Action Item #3 under Policy LU-2E
	10. Implement strategies that help preserve or protect agriculture, including: - Establish agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development. - Implement the City's adopted "right-to-farm" ordinance. - Participate in the Williamson Act and other farmland preservation programs.	Ongoing action.
	11. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use.	As needed/ongoing action
<b>NOISE ELEMENT</b>		
N-1A Noise Minimization	1. Revise/update the noise performance standards as needed to be consistent with the Noise Element's Goals, policies, and standards.	As needed/ongoing action
	2. Periodically review and update the Noise Element to ensure that noise exposure info. and policies are consistent with changing conditions within the City and with any new noise control regulations or policies.	As needed/ongoing action
	3. Make the Acoustical Design Manual available to the public so that they can incorporate noise reduction measures into private projects.	Ongoing action
	4. Provide appropriate noise attenuation features in the design of new arterial streets.	Ongoing action
	5. Where feasible, require installation of noise barriers along arterial rights-of- way.	As needed/ongoing action

Policy	Action Item Number & Brief Description	Status
	6. Develop procedures to finance and facilitate construction of sound walls and other noise mitigation measures where the City Council determines they are needed.	As needed/ongoing action
	7. When mitigation must be applied to satisfy City noise standards, specified priorities for mitigation shall be observed.	As needed/ongoing action
	8. Mitigation for new residential development shall proceed as described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	9. For new residential development where outdoor activity areas are impacted with noise exceeding 65 dbA, the DRC may require installation of noise barriers.	As needed/ongoing action
	10. Use measures listed in the Acoustic Design Manual where necessary to reduce interior noise levels for new residential development to 45 dBA.	Ongoing action
	11. For non-residential noise-sensitive uses, mitigation may proceed in a manner similar to that described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	12. Require acoustical analyses where a proposed new noise-sensitive land use may be exposed to noise levels that exceed City noise standards.	As needed/ongoing action
	13. Permit new development only where the noise level from existing stationary noise sources will not exceed specified standards or where mitigation measures have been incorporated into the design of the development.	As needed/ongoing action
	14. Where a new stationary, non-agricultural noise source is proposed to be developed or an existing stationary noise source is proposed to be expanded, mitigation of noise levels that exceed those listed in Table N-5 shall be required.	As needed/ongoing action
	15. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis or as specified in the Noise Element are implemented in the development review and building permit processes.	As needed/ongoing action
	16. Maintain open space to provide noise attenuation zones.	As needed/ongoing action
	17. Incorporate specified construction noise mitigation measures into contract specs.	As needed/ongoing action
N-1B	1. Implement the provisions of the Airport Land Use Plan.	As needed/ongoing action
Airport Noise	2. Require aviation easements in areas impacted by noise from aircraft operations.	As needed/ongoing action
	<b>SAFETY ELEMENT</b>	
S-1A	1. Distribute informational handouts.	Ongoing action
Hazard Education	2. Support volunteer training aimed at assisting police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Ongoing effort to recruit and train citizen response through CERT.
	3. Support/sponsor exhibits and presentations in secondary schools.	Reduced commitment pending available funding.
S-1B	1. Maintain Mutual and Automatic Aid Agreements with regional fire prevention and law enforcement agencies.	All agreements up to date.
Disaster Response	2. Periodically review/update the Emergency Services Growth Management Plan.	Suspended pending available funding.
	3. Incorporate fire and crime prevention measures in the design and construction of new development via specified actions.	As needed/ongoing action
S-1C	1. <i>Police Service Standards.</i> Maintain a ratio of 0.5 non-sworn personnel per 1,000 population	The FY 2016/17 Budget provides for a ratio of 1.3

Policy	Action Item Number & Brief Description	Status
Hazardous Exposure Minimization	and a ratio of 1.4 to 1.6 sworn personnel per 1,000 population.	sworn officers and 0.5 non-sworn staff;
	2. <i>Emergency Services Standards</i> . Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 pop.	The FY 2015/16 Budget provides for a ratio of 0.69
	3. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	See response to Action Item #2 under Policy LU-1A
S-1D Structural Safety	1. Review and update, as necessary, the City's Building Security & Construction Standards for new development projects.	See response to Action Item #4 under Policy LU-2D
	2. Maintain a current survey of URM buildings and other hazardous structures.	All URMs have been retrofitted
	3. Require structures identified as being located in hazardous areas to be brought into conformance with acceptable levels of risk.	Completed
	4. Discourage the locating of critical facilities within identified hazard areas.	As needed/ongoing action
	5. New development in high/medium wildland fire hazard areas to: investigate vulnerability, potential as an ignition source, and implement mitigation measures.	As needed/ongoing action
	6. Prohibit construction within seismic and geologic hazards areas.	As needed/ongoing action
	7. In reviewing proposals for future water impoundments, require an evaluation of potential inundation areas and design of the dam to withstand earthquakes.	As needed/ongoing action
S-1E Hazardous Materials	1. Continue to require applicant declarations pursuant to Gov't Code §65820.2.	As needed/ongoing action
	2. Provide required notices to the County Environmental Health Department.	As needed/ongoing action
	3. Continue implementation of existing programs; add new ones as required.	As needed/ongoing action
S-1F EMF Exposure	1. No residential structures or yards, schools, active parks, or recreational facilities are to be built within the utility corridor right-of-way.	As needed/ongoing action
<b>PARKS &amp; RECREATION ELEMENT</b>		
PR-1A Park & Recreation Facilities	1. Periodically assess usage of park facilities, and identify physical changes needed to accommodate anticipated land use patterns.	Completed Spring 2011, Uptown/Town Centre Specific Plan which addresses City Park, Robbins Field, and Pioneer Park.  The City has received a housing related parks program grant. Renovations to the City Park, including playground have begun. Completion date June 2016.
	2. Implement improvements at existing parks, including completion of recreation facilities.	Renovations of Muni and Centennial pools started Feb/2016, completion anticipated June/2016  Replacement of stucco on exterior of Centennial gym completed in 2015.  Barney Schwartz playground to be renovated by end of 2016.

Policy	Action Item Number & Brief Description	Status
	3. Allow compatible activities and land uses near parks.	As needed/ongoing action
	4. Cooperate with the County, Paso Robles Unified School District and Cuesta College, in park funding and joint use of park	Completed: Montebello (7 ac) park; to be scheduled: purchase of 3 more acres (next to 7 ac) Uptown Family Park completed in 2014
	5. Require specific plans to include parks as appropriate.	In Progress with Chandler Ranch, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans
PR-1B Master Plan	1. Prepare needs assessment for Park & Recreation improvements. Consider the improvements listed in Table PR-1 (attached at the end of this table).	Complete: Public Art in Parks In progress: Salinas River trail; City Park, Pioneer Park, Robbins Field improvements as part of Uptown/Town Centre Specific Plan. Charolais Corridor and Navajo sections of Salinas River Trail are complete.
	2. Seek State, Federal and local grants, and individual, private and corporate support, to improve City parks and recreation services.	In progress: In July 2014, the City received \$805,000 for the City Park renovation.  Completed: Received \$350,000 EEMP grant, which was matched with \$150,000 by City and constructed ½ mile trail connection along Charolais corridor to river trail system. Also, completed ½ mile Salinas River trail through State/Fed grants and Park & Recreation Impact fees.  Completed November 2014: Uptown Family Park at Oak and 36 <sup>th</sup> Streets.
	3. Investigate/implement acquisition of land or easement, in the Salinas River and Huerhuero Creek for a park, equestrian paths or other public recreational uses.	Ongoing: Acquisition of a 2.47 acre parcel for trail extension opportunity to link southeast portion of community to river trail system Dec. 2011. Acquired 1 mile of Huer Hueo River corridor through dedication from a development project in 2011.
	4. Create and adopt a Salinas River Corridor Plan; cooperate with neighboring public agencies to establish the DeAnza Trail as a link in a regional trail system.	Received \$7,200 grant and matching City funds will pay for signage along the swath of the DeAnza trail through Paso Robles. Installed 2015.  Completed: Salinas River Trail Master Plan connecting San Miguel and Santa Margarita, and historical reference to, the De Anza Trail where

Policy	Action Item Number & Brief Description	Status
		appropriate.

**Table CE-1. Potential Circulation Improvements**

Type of Improvement	Improvement	Status
Downtown	Access Improvements, including improved on/offramps to Highway 101 where appropriate, at 16 <sup>th</sup> and 24 <sup>th</sup> streets	Complete
	Improvements to traffic flow within the downtown area	Addressed as part of Uptown/Town Centre Specific Plan; ongoing
Improvements to Road Segments	Union Road—Kleck Road to Golden Hill Road	Completed.
	Huer Huero bridge north of SR 46E to connect Airport Road to Golden Hill Road	To be scheduled
	Creston Road - River Road to Rolling Hills Road Two-lane divided arterial with continuous turn lane, bike lanes and pedestrian improvements	Ongoing action
	Creston Road - Niblick Road to Scott Street Two-lane divided arterial with improved driveway access, bike lanes and pedestrian improvements	Scheduled for 2016
	Theatre Drive – Auto dealership to South City limits Two lane arterial with continuous turn lane, bike lanes and pedestrian improvements	Completed.
	4 <sup>th</sup> Street – Spring Street to Riverside Avenue Two lane divided arterial with bike lanes, pedestrian improvements, railroad underpass and connection to US 101 freeway ramps	To be scheduled
Intersection Improvements	US 101 – SR 46W Relocation of Theatre Drive and S. Vine Street, roundabout control for ramp intersections	2009 PAED completed. Theatre Drive relocation completed in 2011. S. Vine Street relocation under review.
	SR 46E – Union Road Grade separated interchange with interim improvements considered	Project Study Report complete
	Union Road – Golden Hill Road Roundabout	Alternative study and conceptual plan complete. Property acquisition negotiations underway
	Creston Road – Rolling Hills Road	Design report complete
	Charolais Road – S. River Road	Design report complete. Major property acquisition complete
Pedestrian/Bikeway Facilities	24 <sup>th</sup> Street bridge over railroad	2015: HBRR Grant received for preliminary engineering.bn
	Creston Road pedestrian crossing at Lana Street	Project study report complete
	Creston Road pedestrian crossing at Scott Street	To be scheduled
	Creston Road pedestrian crossing at Meadowlark Road	To be scheduled
	Interconnecting pedestrian paths between Salinas River corridor and other facilities within the City	In progress: Salinas River Plan (whole corridor); Completed: Salinas River Parkways Trail

**Table CE-1. Potential Circulation Improvements**

<b>Type of Improvement</b>	<b>Improvement</b>	<b>Status</b>
	Traffic Calming Measures where appropriate	In Progress: Traffic Calming Plan

**Table PR-1. Park & Recreation Facility Improvements**

<b>Type of Improvement</b>	<b>Improvement</b>	<b>Status</b>
<b>EXISTING IDENTIFIED PARK AND FACILITY NEEDS</b>	10-acre park north of 24th Street. This should include ballfields, which may replace that at Pioneer Park, and may be located between Spring Street and the Railroad.	Identified as part of the Uptown/Town Center Specific Plan
	Aquatic center, preferably covered, probably a joint venture between the City, school district, and Cuesta College. Most likely to be located at Cuesta College.	To be scheduled
	10-acre park near the Borkey area	To be scheduled
	Chandler Ranch Area Specific Plan: park in conjunction with any new school site	In Progress: Chandler Ranch Specific Plan
	7-10 acre park in Union/46 Specific Plan area	Completed: purchase of 7 ac in Montebello; to be scheduled: purchase of 3 more acres (next to 7 ac)
<b>OTHER NEEDED IMPROVEMENTS</b>		
<i>Recreation Facilities</i>	Youth Center	To be scheduled (afterschool program was discontinued due to budget cuts).
	Neighborhood Center (on east side)	To be scheduled
	Nature Center, with large contiguous open space area	To be scheduled
	Enhance crossing of Riverside Avenue to allow for connectivity between fairgrounds and parking lot east of Riverside Avenue	Completed
	Public Equestrian staging area	To be scheduled; Salinas River Plan
	General Recreation Services	Ongoing action; Volunteer Program established
<i>Parks</i>	No Pocket Parks needed, only larger facilities	Ongoing action
	The redevelopment of Oak Park Public Housing should include provision of a park to serve the recreational needs of the neighborhood	The project includes sports fields and parks facilities, which have been completed.
	Develop a neighborhood park in conjunction with the First 5 Early School Readiness and Family Center on the northeast corner of Oak and 36 <sup>th</sup> Streets	Completed: Uptown Family Park completed in November 2014.
	Redevelop Robbins Field as envisioned in the Uptown/Town Centre Specific Plan, provided that a replacement ballfield of similar size and amenities is first developed in a location that is easily accessible to West Side residents.	To be scheduled
	Conversion of Marie Bauer Elementary School Site to a public park that provides educational facilities to the community.	To be scheduled
<i>Bikeways and Trails</i>	Bikeways as indicated in the City's Bikeway Plan	Completed: Bike lane improvements on 13 <sup>th</sup> Street bridge and Navajo Avenue. Union Road Class II

Agenda Item No. 5 Page 29 of 42

**Table PR-1. Park & Recreation Facility Improvements**

Type of Improvement	Improvement	Status
		bike lanes completed between Kleck Road and Prospect Avenue.
	Trail near railroad within 4th Street Specific Plan	To be scheduled
	Make trail connections between parks facilities citywide	Phase 1: Uptown/Town Centre Specific Plan
	Pursue De Anza Trail along Salinas River	Completed: Salinas River Trail Master Plan
	Salinas River trail on either side of the river between 13th Street and Veteran's Memorial bridges	East side of river complete. Western trail to be scheduled.
	Chandler Ranch Area Specific Plan trail system	In progress: Chandler Ranch Specific Plan
	Complete the Class I pathway from Creston Road along South River Road	Complete.
	Charolais Road Multi-Purpose Trail – South River Road to Riverbank Lane	Complete.
	Turtle Creek Pathway Improvements	In progress
	Senior Center Pathway Improvements	In progress
<i>Plans/Programs</i>	Pursue Public Art in Parks Program (development should fund public art in parks)	Completed: Public Art Policy Established: Festival of the Arts (annual event in City Park)
	Implement Master Plan of Bikeways	Ongoing action
	Develop Multi-Purpose Trail Plan	In progress: Salinas River Plan
	Expand Bikeway trails map to include pedestrian trails	Completed.

## **Context of Housing Element Review**

The Housing Element of the General Plan for the City of Paso Robles was adopted on October 7, 2014. On October 28, 2014, the State Department of Housing and Community Development (HCD) sent the City a letter finding the Housing Element to be in compliance with Housing Element Law.

This annual review of the Housing Element will:

- Summarize new residential construction activity between January 1, 2015 and December 31, 2015;
- Summarize the City's efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2015;
- Report on progress towards implementing the Action Items contained in the 2014 Housing Element.

## **Completed New Housing Units: Regional Housing Need and Quantified Objectives**

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

The Regional Housing Needs Allocation Plan (RHNA) adopted by the San Luis Obispo Council of Governments in April 2013 assigns the City the following numbers of dwelling units as its share of the RHNA to be met during the period January 1, 2014 through June 30, 2019.

<b>Income Category</b>	<b>Dwelling Units (Target)</b>
Above Moderate	205
Moderate	87
Low	77
Very Low	123
<b>TOTAL</b>	<b>492</b>

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

Table H-1. Quantified Objectives for New Construction: 01/01/14 – 06/30/19

Program	Income Group					Total	Note #
	Above Moderate	Moderate	Lower	Very Low	Extremely Low		
West Side Single Family	22	0	0	0	0	22	1
East Side Single Family (Outside of Specific Plan Areas)	30	0	0	0	0	30	1
Chandler Ranch, Olsen Ranch, Beechwood Area Specific Plans	100	0	0	0	0	100	2
West Side Multi-Family	0	62	62	0	0	124	3
Borkey Area Specific Plan (Single potential family units, Tract 2887 and Buena Vista Apartments)	28	179	14	0	0	221	4
Oak Park Public Housing Redevelopment – Phases 1 and 2	0	0	45	90	15	150	5
Second Units	0	0	0	0	0	0	6
<b>Total</b>	<b>180</b>	<b>241</b>	<b>121</b>	<b>90</b>	<b>15</b>	<b>647</b>	

Notes:

Overall: Estimates are based on projections stated in Table 1E of the Land Use Element.

1. Estimate considering capacity and economy.
2. Assumes Beechwood Specific Plan is adopted in 2016 or 2017, but that housing development will not commence until 2018 or 2019 and then, the first 100 units will be designed for above-moderate income households. Assumes other specific plans may be adopted during the period of this Housing Element, but construction of homes would occur beyond the period of this Housing Element.
3. Estimate considering capacity and economy. Assumes 50% of projected units will be in condominiums, duplexes, and second units on multi-family zoned lots and will be affordable to moderate income; all others will be affordable to low income.
4. Tract 2887, approved in 2007, has 51 small single family lots and a density of 12 units per acre. Buena Vista Apartments, approved in 2013, includes 142 apartments at 12 units per acre.
5. Oak Park Redevelopment: Phases One (80 units) and Two (70 units) based on Tax Credit applications
6. 6 second units were built since 2008.

Between January 1, 2015 and December 31, 2015, a total of 46 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	22
Moderate	2 (Westside Duplex)
Low	0
Very Low	0
<u>Extremely Low</u>	<u>0</u>
<b>Total</b>	<b>46</b>

Details of the number of units constructed during the planning period of 2008 and 2015 showing the composition of the above new units are shown in the table below.

Year	Income Group					Total
	Above Moderate	Moderate	Lower	Very Low	Extremely Low*	
2008	44	0	20	6	34	104
2009	21	0	6	0	0	27
2010	20	4	0	0	0	24
2011	38	0	54	20	8	120
2012	56	10	10	0	0	76
2013	49	1	0	0	0	50
2014	25	0	24	48	8	105
2015	22	24	0	0	0	46
<b>Total</b>	<b>275</b>	<b>39</b>	<b>114</b>	<b>74</b>	<b>50</b>	<b>552</b>
<b>RHNA 2008-2014</b>	<b>270</b>	<b>120</b>	<b>105</b>	<b>151</b>	<b>0</b>	<b>646</b>

\*The RHNA requirements do not include a category for “Extremely Low” income housing. When combined with the Very Low income category, the City constructed 68 Very Low/Extremely Low income units.

**New Housing Units: Under Construction and Approved**

As of December 31, 2015, there were 139 residential units issued, 47 of which are replacement units at Oak Park 2. These can be classified by income groups as follows:

Above Moderate	45	(single family development)
Moderate	24	(West Side apartments)
Lower	0	(Oak Park Redevelopment, Phase Two)
Very Low	70	(Oak Park Redevelopment, Phase Two)
<u>Extremely Low</u>	<u>0</u>	<u>(Oak Park Redevelopment, Phase Two)</u>
<b>Total</b>	<b>139</b>	

**New Housing Units: Proposed**

In June 2010, the City Council approved an application to develop 302 apartments for low income families at Oak Park Public Housing (between 28<sup>th</sup> and 34<sup>th</sup> Streets, east of Park Street). 154 of the units will be new; 148 will be replacement units. The project will be developed in 4 or more phases. That application included a request for a density bonus and an extra density bonus. On December 4, 2012, the City Council approved a deferral of City fees up to \$1.018 million for Phase One of this project (80 units). The deferral will be financed via a loan of General Funds with a 33 year term. The applicants received Federal Tax Credits for Phase One in 2012 and commenced construction in early 2013. Phase One was completed in 2014. On February 18, 2014, the City Council approved a deferral of City fees up to \$899,000 for Phase II (70 units). In July 2014, a tax credit application for Phase Two was awarded. Building permits for Phase II were approved on January 27, 2015. Phase II was completed in February 2016. A fee deferral agreement for Oak Park Phase III will presented to City Council in early 2016, and will include 80 new units, which includes 43 replacement units.

## **Rehabilitated Units**

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. 2014 Housing Element Action 19 calls for the City to “work with non-profit organizations to obtain financial assistance to rehabilitating dwellings owned or rented by lower-income households. In December 2015, Peoples Self-Help Housing applied for a permit to rehabilitate a subsidized complex with 60 apartments units located at 1255 Creston Road, “Creston Gardens”, and construction is expected to commence in 2016.

The home preservation work mostly consisted of landscaping, painting, and general maintenance. A program for “aging in place” was started and has improved the lives of the older residents in the community. Habitat for Humanity also assisted a home owner in re-roofing her home using a loan with zero percent interest. A community committee, to address residents issues and create a strategic plan to improve the neighborhood, meets once a month and includes representation from the Senior Center, the Paso Robles Police Department, SLOCOG, and Inhome Care.

## **Conserved Units**

There are subsidized housing units at risk of conversion to market rate. As noted above, Self-Help Housing Corp. is pursuing rehabilitation of Creston Gardens, a subsidized complex with 60 units at 1255 Creston Road that is at risk of conversion to Market Rate, and plan to continue to operate it as a subsidized housing complex in which residents must qualify as being of lower income.

## **Removal of Constraints**

On April 1, 2014, the City Council adopted updated Development Impact Fees that reduced the list of public improvements and thereby reduced the development impact fees for residential units.

On October 21, 2014 the City Council adopted an ordinance to update the T-3N Zone Standards to allow for 5 foot side yard setbacks on both sides of a lot where the code had previously required 5 feet on one side and 13 feet on another.

On December 2, 2014 the City Council adopted an ordinance to amend the Zoning Code’s Standards for Homeless Shelters to allow shelters to reduce the minimum distance between shelters from 300 feet to 200 feet.

The Planning Commission established an Ad Hoc committee in December 2014 to identify alternative solutions to remove or reduce constraints to residential development. The Ad Hoc Committee met several times in late 2014 and early 2015, and in April 2015, the Committee’s findings were presented to the City Council. The City then held a joint City Council and Planning Commission, “Housing Constraints” Workshop in October 2015. The Council and Commission recommended a community-based Ad Hoc Committee be formed to review specific constraints and issues and to develop options to address problems identified. This committee was formed, and retitled as the “Housing Constraints and Opportunities Committee”.

This new Committee met in February 2016, and established four broad priorities to focus their efforts. These priorities include: (1) review development impact fees for mixed-use residential development; (2) define and analyze specific local needs for workforce and affordable housing; (3) review development impact fees (including the City’s Capital Improvement Program list of projects and priorities), and City building permit plancheck fees; and (4) review the objectives and need for residential Specific Plans. This Committee

anticipates meeting for the next six to 12 months to work on these issues and develop recommendations for solutions to present to the City Council.

**Progress Toward Implementation of Action Items**

The table on the following pages reports efforts made through December 31, 2015 to implement the Action Items and gives a brief statement about the schedule for future implementation.

<b>Policy</b>	<b>Action Item/ Brief Description</b>	<b>Schedule</b>	<b>Actions through 12/31/15</b>	<b>Future Scheduling</b>
H-1.1 & H-1.2	1. Evaluate all proposed amendments to the General Plan and Zoning maps for their effect on the City's capacity for meeting its Regional Housing Needs Allocation (RHNA).	Ongoing	No such General Plan Amendments were proposed in 2014.	Upon review of any applications for general plan amendments
	2. Continue to participate in the countywide Ten Year Plan to End Homelessness.	Ongoing	Ordinance 976 N.S. allows establishment of emergency shelters in specified zones without a requirement for a conditional use permit.  For several years, including 2014, the City has supported the ECHO homeless shelter in Atascadero with allocations of CDBG funds for operation	As needed
	3. Maintain a Comprehensive Housing Program with sufficient resources available to administer the various Housing Element programs, CDBG Program, and other sources of housing funds.	Ongoing	Although the Housing Programs Manager position is vacant, City staff has continued to administer these programs.	As needed
	4. Evaluate all proposed amendments to the General Plan and Zoning for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.	Ongoing	No General Plan Land Use or Zoning Map amendments were proposed in 2014.	a. With the preparation of the Chandler Ranch, Olsen Ranch/ Beechwood Area specific Plans  b. With any other applications for GPAs or Rezones.
	5. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to provide a balance of housing types and densities for all income groups.	Ongoing	Some staff time was spent in 2015 to work with property owners and prospective developers in these specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2016.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/15	Future Scheduling
	6. Encourage provision of affordable housing in the vicinity of the Cuesta College through the designation of multi-family sites near the campus.	Ongoing	On June 4, 2013, the City Council approved a development plan for 142 apartment units on the south side of Experimental Station Road, west of Buena Vista Drive. Building Permits for Phase 1 were applied for in 2013.	Staff will assist review of building permit applications in 2016.
	7. For those housing units and/or projects for lower income households that are assisted with General Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy.	Ongoing	<p>Accomplished for Hidden Creek Village, which was completed in September 2011.</p> <p>On December 4, 2012, the City Council approved a deferral of City fees for Phase One of the Redevelopment of Oak Park Public Housing with a loan of up to \$1.018 million in General Funds.</p> <p>On February 18, 2014, the City Council approved a deferral of City fees for Phase Two of the Redevelopment of Oak Park Public Housing with a loan of up to \$889,000 in General Funds.</p> <p>Oak Park Phase II will be going to City Council in 2016 to proposed another fee deferral agreement, the amount is still yet to be determined.</p>	Consider use of General Funds for deferral of City Fees for future phases of the Redevelopment of Oak Park Public Housing.
	8. Work with developers to increase the supply of new housing for all income groups and special needs throughout the City.	Ongoing	During 2014, staff has continued to work with the Paso Robles Housing Authority to assist the redevelopment of Oak Park Public Housing and with Habitat for Humanity to facilitate permit processing and financial assistance for their projects.	Staff efforts will continue in 2016
	8. a. Work with developers to increase the supply of new housing for all income groups and special needs throughout the City. Examples would include: prioritizing staff time to process permits for units affordable to lower income households; providing technical assistance in applying for government financing (e.g., HOME funds); concessions and incentives, using General Funds to offset City development fees; providing preliminary staff review of development proposals at no cost to developers.	Ongoing	Some staff time was spent in 2014 to work with property owners and prospective developers in specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2016.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/15	Future Scheduling
	<p>8. b. Continue to work with the Paso Robles Housing Authority to provide financial and technical assistance to complete all phases of the redevelopment of Oak Park Public Housing. <i>Proposed Schedule:</i>  <i>Phase 2: construction is complete</i>  <i>Phases 3-5: Ongoing to secure financing</i></p>	<p>See <i>Proposed schedule</i> at left</p>	<p>In 2015, Staff worked on processing building plans and preparing loan documents for the fee deferral.</p> <p>Staff is currently processing a fee deferral request for Phase III.</p>	<p>Staff efforts will continue in 2016.</p>
	<p>8. c. Consider options for providing assistance to Habitat for Humanity for its proposed project in the 2900 Block of Vine Street. <i>Proposed Schedule:</i>  <i>Approve Amended Tentative Tract: 12/31/14</i></p>	<p>See <i>Proposed schedule</i> at left</p>	<p>On August 26, 2014, the Planning Commission approved revised development plan and subdivision map to authorize 9 single family homes on this site. However, the project is on hold pending the outcome of the Housing Opportunities and Constraints Committee.</p> <p>Staff has prepared three loan time extensions to assist this project.</p>	<p>Staff efforts will continue in 2016.</p>
	<p>9. Adopt an ordinance to amend the Zoning Code to accomplish the following:</p> <ul style="list-style-type: none"> <li>a. Implement SB 745 (Statutes of 2013) to amend the Zoning Code’s definitions for “Supportive Housing” and “Transitional Housing” and add a definition for “Target Population” to implement this bill.</li> <li>b. Amend Table 21.16.200’s description of Second Units (Item B.4.a) to remove the reference to “related senior citizens” as State Law requires that second units be open to any occupants, regardless of age or family relationship;</li> <li>c. Amend Subsection C.3 of Section 21.21.160 (Emergency Shelters) to provide that the City may require a separation of any emergency shelter from any other emergency shelter provided that such separation shall not be required to be more than 300 feet (as provided in Government Code Section 65583).</li> </ul>	<p>December 31, 2014</p>	<p>9a. For the Uptown/Town Centre Specific Plan, this was completed with the adoption of Ordinance 1008 N.S. on October 21, 2014.</p> <p>For the remainder of the City, this was completed with the adoption of Ordinance 1013 N.S. on December 2, 2014.</p> <p>9b. Amendment completed.</p> <p>9c. Amendment completed.</p>	<p>None: action is completed</p>

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/15	Future Scheduling
	<p>10. Concurrent with consideration of approval of specific plans for the Beechwood Area and Olsen Ranch, amend the Land Use Element Map to allow for reduction in numbers of low income units at 20 units/acre in both specific plan areas as follows:</p> <p>a. In the Beechwood Area, reduce the number of dwelling units at 20 units per acre from 200 to 100 and add acreage for Residential Multi-Family, 8 units per acre to accommodate 50 units;</p> <p>b. In the Olsen Ranch, reduce the number of dwelling units at 20 units per acre from 95 to 60.</p>	At such time that these specific plans are proposed for adoption.	Some staff time was spent in 2015 to work with property owners and prospective developers in specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2016.
	11. Encourage developers of single family dwellings to incorporate “Universal Design” and/or “visitation” improvements to the greatest extent feasible. Include policy statements to this effect in the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans. Provide technical assistance to developers in this area.	Fiscal Year 15/16	None in 2014	May be delayed due to reduced staff resources.
	12. Work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities.	Fiscal Year 15/16	None in 2014	Fiscal Year 15/16
H-2.1 & H-2.2	13. As part of the General Plan Annual Report, evaluate the need/urgency to amend the Zoning Code to incorporate regulations for the conversion of rental housing (apartments) to condominiums in order to maintain residential stability, prevent a decline in the supply of rental housing, and to require that affected tenants receive right of first refusal to purchase and/or	Ongoing	There is no evidence that there is any demand to convert apartments to condominiums.	Re-evaluate in 2016

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/15	Future Scheduling
	relocation assistance.			
	<p>14. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition and rehabilitation, including the following:</p> <ul style="list-style-type: none"> <li>• Monitor complexes that are At-Risk of conversion to market rate.</li> <li>• Work with Potential Purchasers</li> <li>• Tenant Education</li> </ul>	Ongoing	Peoples' Self-Help Housing Corp. obtained Federal Tax Credits to purchase and rehabilitate Creston Gardens (60 apartment units) in order to continue operating it as low income housing.	The City will continue to provide staff support to these proposals.
	15. Amend the Zoning Code to establish minimum densities for multi-family zoned properties	Fiscal Year 15/16	None in 2014	May be delayed due to reduced staff resources.
H-3.1	16. Enforce the City's zoning, property maintenance, building, fire, parking, and nuisance abatement codes.	Ongoing	Enforcement is carried out by the Police and Emergency Services Departments on a complaint basis by several City departments.	As needed
	17. Actively implement the vision for development and redevelopment of the West Side per the Uptown/Town Centre Specific Plan, including seeking grants for infrastructure; preparing an appendix to expand the list of acceptable architectural styles; providing technical assistance to developers in understanding and applying the new development standards; and regular monitoring and updating the plan as necessary to ensure that the development standards are effective in promoting affordable housing.	Ongoing	<p>21<sup>st</sup> Street has been improved as a "green" street; Uptown Park is nearing completion.</p> <p>The City is in construction to improve 12<sup>th</sup> Street (as a modified "green" street).</p> <p>In 2014, the UTCSP was amended to add an addendum to the architectural guidelines to expand the range of acceptable residential styles.</p>	Staff efforts will continue in 2016.
	18. Continue to provide financial assistance to the redevelopment of Oak Park Public Housing, particularly Phase Two (build 70 new units of which 23 will replace deteriorating existing units). The City may use General Funds for this purpose if no other funds are available.	Fiscal Year 13/14 and subsequent years	On February 18, 2014, the City Council approved a deferral of City fees for Phase Two of the Redevelopment of Oak Park Public Housing with a loan of up to \$889,000 in General Funds. In July 2014, Federal Tax	Staff efforts will continue in 2016.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/15	Future Scheduling
	Additionally, the City should continue to fully support applications for Federal HOME funds for this project. As part of this effort, the City will also give top priority for the housing for extremely low-income households.		Credits were awarded for Phase Two. Construction of Phase Two is complete.  A fee deferral agreement for Oak Park Phase III will be presented to City Council in early 2016, and will include 80 new units, which includes 43 replacement units.	
	19. Work with non-profit organizations to obtain financial assistance to rehabilitating dwellings owned or rented by lower-income households.	Fiscal Year 15/16	In 2014, Habitat for Humanity worked on home preservation efforts for 6 units, supplied a loan for a resident to re-roof their home, and formed a community committee to develop a strategic plan to improve the neighborhood.	Staff efforts will continue in 2016.
H-4.1 & H-4.2	20. Present a report in conjunction with the Annual Review of the General Plan that reviews zoning regulations, standard conditions, and permit processing procedures to identify any provisions which unnecessarily increase the cost of housing.	February/ March 2016	The City formed a Housing Constraints and Opportunities committee in 2016 to investigate potential provisions that unnecessarily increase the cost of housing as a barrier to development.	In Calendar Year 2016
H-5.1	21. Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Rural Legal Assistance (for legal matters) and to the State Department of Fair Employment and Housing (for discrimination).	Ongoing	The City maintains such information on its web site. Additionally, staff provides responses to inquiries at the Public Counter, on the phone, and via email.	As needed
	22. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City's web site.	Ongoing	The City maintains such information on its web site.	As needed
H-6.1 & H-6.2	23. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, etc.) to incorporate land use and circulation patterns that use compact urban forms that foster connectivity, walkability, and alternative transportation modes, design principles used in the Uptown/Town Centre Specific Plan, and other energy-saving and environmental quality protection measures, as	Ongoing	Some staff time was spent in 2014 to work with property owners and prospective developers in specific plan areas to have these plans, and their appurtenant environmental studies prepared.	Staff efforts will continue in 2016.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/15	Future Scheduling
	appropriate to the topography, vegetation, and location in each specific plan area.			
	21. Continue development of the Resource Management Plan initiated in Resolution 08-061 to implement Economic Strategy policies to foster multi-modal transportation systems, reduce greenhouse gas emissions, and develop Low Impact Development standards, water conservation, vegetation and habitat conservation measures.	Ongoing	<p>In 2013, the City adopted a Climate Action Plan and invested substantial staff time in low impact development regulations.</p> <p>In 2014, the City adopted post construction stormwater control standards to foster low impact development measures.</p>	Staff efforts will continue in 2016 to implement these plans.