



City of Paso Robles Planning Commission Agenda Report

From: Darcy Delgado, Assistant Planner

Subject: Recommendation to City Council regarding the 2017 Annual Report on the Implementation of the General Plan

Date: March 13, 2018

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 will be submitted to the State in April 2018.
2. The Housing Element component of the report must include an assessment of progress made toward meeting the City's share of the Regional Housing Need Allocation (RHNA).
3. The General Plan Annual Report is provided as an attachment to this staff report, and is 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 Regional Housing Needs Allocation, and it includes a similar table of Housing Element Action Items and status.
4. The Housing Element Report highlights the number of housing units in plancheck, building permits issued, units that are under construction, and the number of units completed in 2017. It also provides a discussion on the housing units proposed, rehabilitated, and/or conserved (e.g. subsidized affordable housing that may be at-risk of being converted to market-rate housing).
5. Lastly, this report provides a brief discussion of issues related to housing development constraints, and proactive initiatives the City is pursuing to remove barriers to construction of housing.

Options

1. Recommend approval of the 2017 General Plan Annual Report to the City Council.
2. Request modifications specified by the Planning Commission for staff to address in the Report.
3. Refer back to staff for additional analysis.

Analysis and Conclusions

The City's General Plan was adopted in 2003. There have been several amendments to the Plan over the last 14 years, including updates to the Housing, Circulation Element, and incorporation of the Uptown/Town Center Specific Plan. The General Plan includes 232 policy action items, not including those in the Housing Element. The City has made substantial progress on implementation of the General Plan, and the status of these actions are as follows:

- 136 actions are ongoing activities
- 59 actions are complete
- 23 actions are in process
- 14 actions are not yet scheduled for implementation

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The City is currently in the process of updating the 2011 Circulation Element. The primary focus of this effort is to reassess the planned road improvements in the circulation network (with an emphasis in the northeast quadrant of the City), to determine if certain improvements should be modified or eliminated. Changes to the planned circulation system will affect the list of associated improvements, cost estimates and transportation impact fees charged for new development. It is anticipated that this update will be complete by summer of 2018.

The Housing Element was most recently updated in 2014, and it has a five-year planning period from 2014 through 2019. Since the Housing Element planning period extends to 2019, an update to the Housing Element will be scheduled during the next fiscal year. The Housing Element includes 27 policy action items, and the status of these actions are as follows:

- 24 actions are being implemented on an on-going or as-needed basis
- 1 action is complete (e.g. zoning code amendments)
- 2 actions have not yet been scheduled for implementation

1) Housing Production

The status of housing production in 2017 is provided below:

Activity	Single Family Units	Multi-Family Units	Total
Issued Certificates of Occupancy	25	20	45
Units built in Uptown/Town Center Specific Plan Area	0	20 (Uptown Center)	20
Units under construction	16	226 (5 are 2 nd units)	242
Permits in plancheck	14	8 (2 are 2 nd units)	22

2) Regional Housing Needs

The State Regional Housing Needs Allocation target requirement for the current planning period requires the City to plan for 492 dwelling units, for various income categories. The City has constructed approximately 67 percent of the required units, and has exceeded constructing units in the very-low income category by 13 units.

Regional Housing Needs Allocation	
Income Category	Dwelling Units (Target)
Above Moderate	205
Moderate	87
Low	77
Very Low	123
Total	492

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3) Housing Constraints and Opportunities Committee

The City's Housing Constraints and Opportunities committee met six (6) times over the last year, and has forwarded numerous recommendations to the City Council for their consideration. The Council has followed through with, and/or is making progress on these measures. Specific outcomes of the committee include reducing the Development Impact Fees (DIF) for three types of housing units, including: studios, 1-bedroom units and second residential units. As noted above regarding the Circulation Element Update, the Council is in the process of updating the list of transportation improvement projects and priorities, and the General Plan Circulation Element to reflect these modifications. The Committee will be reviewing DIF fees for other "needs list" projects for citywide improvements.

The Committee also recommended that the City update the water and sewer connection fees. The new connection fees will properly take into account all infrastructure that has been recently built (like the new/upgraded water and wastewater treatment plants), as well as infrastructure that will be built over the next decade (such as the replacement water storage tank on 21st Street, the tertiary treatment plant, etc.). Having these fees set correctly can encourage proper housing development.

As a result of the Committee's recommendation, water and sewer connection fees have been reduced by 21%. As shown in the tables below, the average single-family residence's (3/4" meter) water and sewer connection fees have been reduced by more than \$7,000.

RECOMMENDED WATER CFC PER METER SIZE

Meter Size	Current Rate	Proposed Rate	Rate Reduction
3/4	\$ 23,500	\$ 19,066	\$ 4,434
1	\$ 39,250	\$ 31,840	\$ 7,410
1 1/2	\$ 78,260	\$ 63,490	\$ 14,770
2	\$ 125,260	\$ 101,622	\$ 23,638
3	\$ 235,000	\$ 190,660	\$ 44,340
4	\$ 391,750	\$ 317,830	\$ 73,920
6	\$ 783,260	\$ 635,470	\$ 147,790
8	\$ 1,253,260	\$ 1,016,790	\$ 236,470
10	\$ 1,801,750	\$ 1,461,788.00	\$ 339,962

RECOMMENDED WASTEWATER CFC PER METER SIZE

Meter Size	Current Rate	Proposed Rate	Rate Reduction
3/4	\$10,900	\$8,093	\$2,807
1	\$18,200	\$13,515	\$4,685
1 1/2	\$36,300	\$26,948	\$9,352
2	\$58,100	\$43,134	\$14,966
3	\$109,000	\$80,926	\$28,074

EXAMPLE

3" Meter	Water Savings	\$44,340
	Sewer Savings	\$28,074
	TOTAL SAVINGS	\$72,414

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4) Specific Plan Progress

Amendments to the General Plan Land Use Map, Zoning Map and the Borkey Area Specific Plan were approved in June 2016 (in conjunction with a Master Development Plan), to allow for development of up to 271 residential lots at the River Oaks II development. The applicant has subsequently received approval for a phased subdivision tentative tract map.

Other Specific Plans (e.g. Beechwood, Olsen or Chandler Ranch) are still in process. The City Council approved the ability to separate the Chandler Ranch Specific Plan into two specific plans to assist in the ability to approve this development.

5) Summary of Progress & Issues

- Out of the 232 General Plan policy action items (not including the Housing Element), over 93 percent are completed, ongoing, or are in the process of being completed.
- The City is almost through the Housing Element planning period (e.g. 2014 – 2019), and has accomplished meeting 67 percent of the City's Regional Housing Needs target.
- Overall housing development experienced a decline in 2017. Certificates of Occupancies issued in 2017 decreased by 88 units compared to those issued in 2016. Units built in the Uptown/Town Center Specific Plan Area increased to a total of 38 units since the plan was adopted in 2011. As of December 31, 2017 there were 242 residences under construction, and 22 residential permits either ready to pick up or in plancheck. Therefore, although there was a decline in the number of Certificate of Occupancies in 2017, 2018 will result in a significant increase in production.
- The City approved a Specific Plan Amendment to allow for over 270 new units.
- The Housing Constraints and Opportunities Committee has made progress completing three of its four goals. These include a review development impact fees for mixed-use residential development, reduction in water and sewer connection fees, and review of the most significant development impact fees (e.g. transportation fees). The other major goals will be the subject of subsequent meetings.

Fiscal Impact

None.

Recommendation

Recommend approval of the 2017 General Plan Annual Report to the City Council.

Attachments

1. General Plan Action Items status report
2. General Plan Housing Element status report
3. Legal Affidavit

City of El Paso de Robles

Annual Report on the General Plan

April 1, 2018

(Prepared pursuant to Government Code Section 65400)

Presented to the Planning Commission on March 13, 2018
Approved by the City Council on April 3, 2018

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.

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

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

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

Element	Date of Adoption	Adopted by Resolution
Land Use	December 16, 2003	03-232
Circulation	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.

**City of El Paso de Robles
General Plan 2003 and Subsequent Amendments**

Table of Adoption and Amendments

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	General Plan Amendment 2004-001 consisting of the following 2 components: <ol style="list-style-type: none"> 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. 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.
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.
March 21, 2006	06-034	General Plan Amendment 2006-001 consisting of the following 3 components: <ol style="list-style-type: none"> 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). 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). 3. Added Office Overlay Designation to a parcel located on the northeast corner of 14th and Olive Streets (405 – 14th Street).
October 3, 2006	06-189	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).

**City of El Paso de Robles
General Plan 2003 and Subsequent Amendments**

Table of Adoption and Amendments

Date	City Council Resolution	Action
May 1, 2007	07-079 07-081	General Plan Amendment 2007-001 consisting of the following 2 components: 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). B. Established the Uptown Specific Plan District and deleted Oak Park Specific Plan District.
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). Note: This approval was rescinded on December 4, 2007 via Resolution 07-228.
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; b. Amended Land Use Element text to: (1) Delete the reference to the Oak Park Specific Plan; (2) Add a reference to the Uptown/Town Centre Specific Plan; (3) Add a limitation on the Uptown/Town Centre Specific Plan to limit the collective build-out potential to 989 dwelling units to ensure that the overall citywide population does not exceed 44,000 by the year 2025 (per City Council Resolution 03-232); (4) Add descriptions of the Downtown Commercial (DC), Mixed Use, 8 Units per Acre (MU-8), and Mixed Use, 12 Units per Acre (MU-12) land use categories;

**City of El Paso de Robles
General Plan 2003 and Subsequent Amendments**

Table of Adoption and Amendments

Date	City Council Resolution	Action
		<ul style="list-style-type: none"> (5) Delete the description of the Senior Housing Overlay District; (6) Delete a note under the Commercial Service Land Use Category pertaining to mixed use in the area between Highway 101 and the Railroad, and between 18th and 24th Streets; (7) Make other minor typographical changes; c. 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.
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"> 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; 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; 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; d. Make several minor “clean up” updates throughout the Land Use Element.
December 18, 2013	12-185	<p><u>General Plan Amendment 2012-003,</u></p> <ul style="list-style-type: none"> a. To amend the <u>Land Use Element</u> text to: <ul style="list-style-type: none"> (1) Amend Action Item 2 (Quality of Life) implementing Policy LU-2D, Neighbor-hoods to add designing streets to integrate storm water management features. (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. b. To amend the <u>Circulation Element</u> to: <ul style="list-style-type: none"> (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.”

**City of El Paso de Robles
General Plan 2003 and Subsequent Amendments**

Table of Adoption and Amendments

Date	City Council Resolution	Action
		<p>(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, and 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 integrating Low-Impact Development (LID) features to reduce hydromodification from development and other improvements to recharge the ground water aquifer 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, 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 to the Salinas River, and Huerhuero Creek, and their tributaries.”</p> <p>(4) Amend Action Item 2 implementing Policy C-1C to:</p> <p>(a) Amend Item “b” to read: “Direct surface water runoff from developed areas to LID storm water features on the development site to storm water detention facilities. 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 promote groundwater recharge to preserve the floodway, protect riparian habitats and to enhance water resource, 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>

**City of El Paso de Robles
General Plan 2003 and Subsequent Amendments**

Table of Adoption and Amendments

Date	City Council Resolution	Action
October 1, 2013	13-140	<p><u>General Plan Amendment 2013-001</u>: Amend the Land Use Element as follows:</p> <ul style="list-style-type: none"> 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; 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; c. Amend Figure LU-1 to show the Sphere of Influence Boundaries as updated by LAFCO on February 21, 2013.
December 3, 2013	13-158	<p><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 10th and 21st Streets), to more-accurately reflect the applicable zoning.</p>
October 7, 2014	14-136	Adoption of an update to the Housing Element
November 18, 2014	14-150	<p><u>General Plan Amendment 2014-003</u>: Amend the Safety and Conservation Elements to comply with Assembly Bill 162 (2007) and Senate Bill 1241 (2012). See attached addendum.</p>
June 2, 2015	15-061	<p><u>General Plan Amendment 2014-002</u>: Land Use Map amendment, to change the Residential Single Family (RSF-1) land use designation to Residential Multi-family Low Density (RMF-8) with a Mixed Use Overlay</p>
June 21, 2016	16-083	<p><u>General Plan Amendment 2013-002</u>: Amend the General Plan Land Use Map for the River Oaks II Expansion Area, APN 025-390-009, from Agriculture (AG) to Residential Single Family (RSF-4), and amend the Circulation Element Map to eliminate a 2-lane arterial road connection (Dry Creek Road) with a future road alignment through the project area from Buena Vista Road to North River Road.</p>
August 2, 2016	16-100	<p><u>General Plan Amendment 2015-003(A)</u>: Land Use Map amendment, to change a portion of property from Residential Multi-Family (RMF-8) to Residential Multi-Family (RMF-20), and a portion of property from RMF-8 to Open Space.</p>
August 2, 2016	16-104	<p><u>General Plan Amendment 2015-003(B)</u>: Land Use Plan Map amendments to change the land use designation on property as follows: Lots 9-11 (Tract 2778): Business Park to Commercial Services, Lot 1: Ag/Parks and Open Space to Commercial Services, Lots 2: Ag to Commercial Services, Lot 3: Ag/Parks and Open Space to Business Park , Lots 5-12: Parks & Open Space to Business Park, Lot 13: Ag/Parks & Open Space to Business Park.</p>

Status of General Plan Action Items as of December 31, 2017

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

Policy	Action Item Number & Brief Description	Status
LAND USE ELEMENT		
LU-1A Land Use Categories	1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2.	<ul style="list-style-type: none"> • Completed: R-5 (RMF-20), Mixed Use and Senior Housing Overlay Zones. • Yet to be completed for Public Facilities and Mobilehome; Vine Street Overlay Zones incorporated into Uptown/Town Center Specific Plan
	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 and 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.	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"> • Gateway Design Standards adopted August 2008 • Updated the City’s Grading Ordinance, 2016 • As needed/ongoing action
	3. Require utilities to be placed underground in new development projects.	Ongoing action
	4. Continue to enhance the downtown as a priority.	Ongoing action
	5. Require new development to mitigate its share of the impacts to the natural and built environment as feasible and appropriate.	<ul style="list-style-type: none"> • Completed: Community Facilities District • Update in Process: AB 1600 fees to offset impacts to City infrastructure. • As needed/ongoing action: mitigation via conditions on new development.
LU-2C Local Heritage	1. Establish a Vine Street Historic Overlay District and adopt design guidelines.	<ul style="list-style-type: none"> • Completed: design guidelines • Vine Street Overlay District design guidelines have been incorporated into the Uptown/Town Center Specific Plan. Historic Preservation Ordinance adopted 2011.

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.	<ul style="list-style-type: none"> • As needed/ongoing action (downtown) • Design guidelines have been incorporated into the Uptown/Town Center Specific Plan that apply to the Vine Street district.
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 Program, 2004, Omni Means
	3. Develop safety and traffic calming measures for the design of streets.	Completed: Traffic Calming Program, 2004, Omni Means
	4. Review and update, as necessary, the City’s Building Security & Construction Standards for exterior lighting, security, and safety measures.	In January 2017 the City adopted the most current version of the CBSC as certified by HCD.
	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 plancheck review item
	6. Continue to enforce the glare provisions of the Zoning Ordinance.	Ongoing plancheck review item
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 / Condition of Approval
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. Gateway Annexation in process
	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.	Ongoing action
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.

Policy	Action Item Number & Brief Description	Status
	2. Promote a vibrant Downtown using several specified methods.	Ongoing action; Uptown/Town Center Specific Plan will update and enhance the specified methods.
LU- 2I Infill	1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
	2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established.	Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort.
LU-2J Public Art	1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places.	Completed: Public Art Policy - 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"> • Completed: Community Facilities District • Completed: Update AB 1600 fees to offset impacts to City infrastructure. • Ongoing action: mitigation via conditions on new development. CFD annexation required at Final Map
	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"> • Completed: Community Facilities District • Completed: Update AB 1600 fees to offset impacts to City infrastructure. • Ongoing action: mitigation via conditions on new development. CFD annexation required at Final Map
	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"> a. Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis. b. Revise/update the City’s Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities. c. Update the Capital Improvement Program so that it is in conformance with the revised Master Plans. d. Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile. e. Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible. f. Maintain the Youth Arts Center satellite library. 	<ol style="list-style-type: none"> 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) Solid Waste Master Plan Update: Adopted November 2010, with rates and services reviewed and amended in 2015. c. In process d. Library Study Center established at Family

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		Resource Center (36 th & 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. City coordinates with PRUSD on school fee collection prior to permit issuance.
	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.	Ongoing: City coordinates with the Paso Robles School District on future school site needs and the collection of school fees as part of specific plan process.
	3. Support the school districts' request that public school sites be located in accordance with specified standards:	As needed/ongoing action, as part of specific plan process.
	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 Bike/Ped Master Update Plan in process to encourage students to walk/bike to school.
	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
CIRCULATION ELEMENT		
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.	2014 Development Impact Fee and Needs List adopted, currently updating. Anticipated adoption by Council Summer 2018
	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, development review process by City Engineer
	3. Preserve right-of-way in accordance with the Circulation Master Plan and all adopted Plan Lines.	As needed/ongoing action, development review process by City Engineer
	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 County referral reviewed by City Engineer
	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.	City engineering standards update planned for Fall 2018 with implementation by January 2019.
	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	Ongoing action

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	the efficiency of streets, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist activity.	Development review by City Engineer
	9. Install all transportation improvements in accordance with current accessibility standards.	Ongoing action
	10. Establish limitations on truck traffic in residential areas and adopt designated truck routes.	Complete. See Pavement Management Plan.
	11. Develop transportation impact study guidelines that specify the process by which new development impacts are identified.	Complete July 2013 Traffic Impact Assessment Guidelines/Fehr & Peers
	12. Coordinate with Caltrans on planning and implementation of congestion management strategies on SR 46 and US 101.	Ongoing action CEQA referral process
	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 to be updated.
	14. Maintain and/or improve emergency vehicle access on all existing streets.	Ongoing action, development review referral to Emergency Services Dept
	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 Development review by City Engineer
	17. Transportation policies should link transportation planning and land use planning.	Ongoing action Development review by City Engineer
	18. Transportation systems and facilities should be planned, designed and constructed so as not to serve as barriers to community resources.	Ongoing action Development review by City Engineer
	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 To be implemented with development of new Specific Plans
	2. Develop well connected routes for bicyclists throughout the City in accordance with the most current Bike Master Plan.	Ongoing action Update to Bike/Ped Master Plan almost complete
	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, Economic Strategy
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

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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 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 near Union Road and Highway 46 under consideration.
	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, Specific Plan process
	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 complete, 2015. 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

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		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 Valley.	Amtrak bus to Hanford is operating
CE-1F Pedestrian & Bicycle Access	1. Develop a Pedestrian Master Plan.	In process: Combined Pedestrian and Bicycle Master Plan completed. Anticipated update adoption Spring 2018
	2. Maintain and update the Bicycle Master Plan.	See 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, DAC Citywide evaluation in progress. Westside of Paso Robles completed.
HOUSING ELEMENT		
	<i>The Housing Element is analyzed in a separate table.</i>	
CONSERVATION ELEMENT		
C-1A Water Source, Supply & Distribution	1. Investigate and implement if feasible, development of supplementary water supplies to provide diversified resources and relieve aquifer demand.	Ongoing action; Nacimiento Water project is completed; Nacimiento Water Full Subscription is completed, adding 2488 AFY to the City's water supply portfolio to total 6,488 AFY. Tertiary treatment facility is under construction. Recycled water distribution system (purple pipe) design is underway.
	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

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		will ultimately include a recycled water program to support groundwater recharge. Tertiary treatment at the WWTP has been designed and is under construction. Recycled Water Distribution System is now in design.
	3. Maintain/update the Urban Water Management Plan and implement Best Management Practices as feasible.	Urban Water Master Plan (UWMP) 2015 complete. 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.	<p>Ongoing Actions:</p> <ul style="list-style-type: none"> • Implement mandatory usage restrictions and prohibitions against waste defined under the ordinance. City is meeting or exceeding all water savings goals. • Continue conservation outreach/ education and development of the Nacimiento surface water supply. • Rehabilitating reservoirs, wells, and pipelines. 21st Street Reservoir is being designed. • Water Master Plan updated in 2014 • Water Connection Fees updated Oct 2017, including updated CIP <p>Complete: Groundwater Management Plan, not yet adopted, and will be part of the SGMA Groundwater Sustainability Plan (Jan 2020). City is a GSA for the Paso Robles Basin, and part of the GSA for the Atascadero Basin.</p>
	5. Maintain potable water quality via the following measures a. Continue to monitor City water supplies wells for water quality requirements. b. Encourage minimization of applications of agricultural chemical fertilizers and pesticides and enforce conservative application of agricultural waters. c. Provide treatment and distribution systems needed to assure conveyance of potable water that meets all water regulations.	<p>Ongoing action</p> <p>In progress: updated private well policy and ordinance. Meters for private wells for residential properties under review (minimal water users) will be part of the GSP in 2020.</p>
	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, with final issues to be resolved as part of the GSP in 2020.
	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.
	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	Ongoing action, Council approval of septic system

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	available to a parcel.	exceptions required
	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.	9/27/12 Storm Water Management Program is complete. The storm drain master plan will be revised again to implement hydro-modification best management practices as required by new Water Board regulations. Completed in 2007. Will be updated as needed.
	2. Establish a variety of revised development standards as may be appropriate.	In process, 2014 Downtown Watershed program 2016 Storm Water Technical Guide
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 (2010) and is proceeding in its implementation. PWS contract has been extended for 10, with an option for an additional 10.
	5. Develop a City-specific solid waste master plan.	To be scheduled Completed, Landfill Master Plan (2010)
C-2B Air Quality/ Vehicle Miles Traveled	1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications.	Ongoing action – See Circulation Element policies
	2. Encourage the development of transit facilities.	Ongoing action – See Circulation Element policies
	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 – See Circulation Element policies
	4. Encourage infill development.	Ongoing action – See Circulation Element policies
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, plancheck review
C-3B	1. With CEQA review of new development, prepare biological studies, explore alternatives to	Ongoing action

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Sensitive Habitat	habitat removal, and seek input from other public agencies with expertise in biological resources.	
	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, plancheck review/landscape ordinance
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, Uptown/Town Center Specific Plan
	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 Archaeological Resources	1. For projects subject to CEQA, prepare archaeological studies. Incorporate mitigation measures identified by such studies into the development.	As needed/ongoing action
OPEN SPACE ELEMENT		
OS-1A Open Space/ Purple Belt	1. This plan/program is to address: (a) open space acquisition; (b) acquisition priorities; and (c) maintenance and monitoring of City-owned open space areas	No action indicated. (This action item is informational in nature.)
	2. Reserve easements for public access, preferably trail access, to large units.	As needed/ongoing action
	3. Develop strategies for pursuing federal, state, and private funding for the Open Space/Purple Belt plan/program.	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 See Ag buffers in River Oaks II project
	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	Ongoing action

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	space areas that buffer communities from continuous urbanization and promote efficient growth patterns.	
	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: <ul style="list-style-type: none"> - 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
NOISE ELEMENT		
N-1A Noise Minimization	1. Revise/update the noise performance standards as needed to be consistent with the Noise Element’s Goals, policies, and standards.	The Noise Element is currently being updated. Anticipated completion date December 2018.
	2. Periodically review and update the Noise Element to ensure that noise exposure info. and policies are consistent with changing conditions within the City and with any new noise control regulations or policies.	As needed/ongoing action
	3. Make the Acoustical Design Manual available to the public so that they can incorporate noise reduction measures into private projects.	Ongoing action
	4. Provide appropriate noise attenuation features in the design of new arterial streets.	Ongoing action
	5. Where feasible, require installation of noise barriers along arterial rights-of- way.	As needed/ongoing action
	6. Develop procedures to finance and facilitate construction of sound walls and other noise mitigation measures where the City Council determines they are needed.	As needed/ongoing action
	7. When mitigation must be applied to satisfy City noise standards, specified priorities for mitigation shall be observed.	As needed/ongoing action
	8. Mitigation for new residential development shall proceed as described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	9. For new residential development where outdoor activity areas are impacted with noise exceeding 65 dbA, the DRC may require installation of noise barriers.	As needed/ongoing action
	10. Use measures listed in the Acoustic Design Manual where necessary to reduce interior noise levels for new residential development to 45 dBA.	Ongoing action
	11. For non-residential noise-sensitive uses, mitigation may proceed in a manner similar to that described in Table N-6 of the Noise Element Technical Appendix.	As needed/ongoing action
	12. Require acoustical analyses where a proposed new noise-sensitive land use may be exposed to noise levels that exceed City noise standards.	As needed/ongoing action
	13. Permit new development only where the noise level from existing stationary noise sources will not exceed specified standards or where mitigation measures have been incorporated into the design of the development.	As needed/ongoing action

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	14. Where a new stationary, non-agricultural noise source is proposed to be developed or an existing stationary noise source is proposed to be expanded, mitigation of noise levels that exceed those listed in Table N-5 shall be required.	As needed/ongoing action
	15. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis or as specified in the Noise Element are implemented in the development review and building permit processes.	As needed/ongoing action
	16. Maintain open space to provide noise attenuation zones.	As needed/ongoing action
	17. Incorporate specified construction noise mitigation measures into contract specs.	As needed/ongoing action
N-1B Airport Noise	1. Implement the provisions of the Airport Land Use Plan.	As needed/ongoing action
	2. Require aviation easements in areas impacted by noise from aircraft operations.	As needed/ongoing action
SAFETY ELEMENT		
S-1A Hazard Education	1. Distribute informational handouts.	Ongoing action
	2. Support volunteer training aimed at assisting police, fire, and civil defense personnel during and after a major earthquake, fire, or flood.	Suspended. Insufficient resources to conduct activity.
	3. Support/sponsor exhibits and presentations in secondary schools.	Suspended. Insufficient resources to conduct activity.
S-1B Disaster Response	1. Maintain Mutual and Automatic Aid Agreements with regional fire prevention and law enforcement agencies.	All agreements up to date and new Automatic Aid agreement with Templeton Fire Dept. is operational.
	2. Periodically review/update the Emergency Services Growth Management Plan.	Suspended at City Council's direction. Insufficient resources to conduct activity.
	3. Incorporate fire and crime prevention measures in the design and construction of new development via specified actions.	As needed/ongoing action, development review
S-1C Hazardous Exposure Minimization	1. <i>Police Service Standards.</i> Maintain a ratio of 0.5 non-sworn personnel per 1,000 population and a ratio of 1.4 to 1.6 sworn personnel per 1,000 population.	The FY 2017/2018 Budget provides for a ratio of 1.1 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 2017/18 Budget provides for a ratio of 0.67
	3. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times.	Emergency Services "Gap Analysis" was completed by CityGate Associates. The analysis findings found that the City is completely dependent on mutual aid to staff a serious fire, we are a small "first-aid" fire force, two fire stations cannot provide urban/suburban travel time coverage to 90% of the existing city, Fire Station 2 will not meet long-term needs, the department needs to adopt best-practices performance measures and the City needs a current Fire Service Master Plan
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.	Completed, Building Division has records of 2

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		remaining URMs. The building owners of 2 remaining URMs are in compliance with the URM codes.
	3. Require structures identified as being located in hazardous areas to be brought into conformance with acceptable levels of risk.	Completed, Building Division has records of 2 remaining URMs. The building owners of 2 remaining URMs are in compliance with the URM codes.
	4. Discourage the locating of critical facilities within identified hazard areas.	As needed/ongoing action, development review
	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 , development review
	6. Prohibit construction within seismic and geologic hazards areas.	As needed/ongoing action, development review
	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, development review
S-1E Hazardous Materials	1. Continue to require applicant declarations pursuant to Gov't Code §65820.2.	As needed/ongoing action
	2. Provide required notices to the County Environmental Health Department.	As needed/ongoing action
	3. Continue implementation of existing programs; add new ones as required.	As needed/ongoing action
S-1F EMF Exposure	1. No residential structures or yards, schools, active parks, or recreational facilities are to be built within the utility corridor right-of-way.	As needed/ongoing action
PARKS & RECREATION ELEMENT		
PR-1A Park & Recreation Facilities	1. Periodically assess usage of park facilities, and identify physical changes needed to accommodate anticipated land use patterns.	Revision of Sherwood Park Master Plan by end of 2018.
	2. Implement improvements at existing parks, including completion of recreation facilities.	Barney Schwartz playground renovation complete as of January 2018. Larry Moore Park restrooms and playground currently under renovation.
	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).	Robbins Field improvements complete. Charolais Corridor and Navajo sections of Salinas River Trail

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	<p>2. Seek State, Federal and local grants, and individual, private and corporate support, to improve City parks and recreation services.</p>	<p>are complete.</p> <p>In July 2014, the City received \$805,000 for the City Park renovation. Project completed June 2016.</p> <p>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.</p> <p>Completed November 2014: Uptown Family Park at Oak and 36th Streets.</p> <p>Currently seeking Justin grant for children’s recreation programming.</p>
	<p>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.</p>	<p>Ongoing: Acquisition of a 247 acre parcel for trail extension opportunity to link southeast portion of community to river trail system Dec. 2011.</p> <p>Acquired 1 mile of Huer Hueo River corridor through dedication from a development project in 2011.</p> <p>Acquired 18 acres of Salinas River Corridor property with approval of the River oaks II Expansion project</p> <p>Acquired easement for public access in the Huer Huerro Creek Corridor on the Erskine property, adjacent to Airport Road.</p>
	<p>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.</p>	<p>Received \$7,200 grant and matching City funds will pay for signage along the swath of the DeAnza trail through Paso Robles. It was installed in 2015, and subsequently destroyed by vandalism.</p> <p>Completed: Salinas River Trail Master Plan connecting San Miguel and Santa Margarita, and historical reference to, the De Anza Trail where appropriate.</p>

Table CE-1. Potential Circulation Improvements

Type of Improvement	Improvement	Status
Downtown	Access Improvements, including improved on/offramps to Highway 101 where appropriate, at 16 th and 24 th streets	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	Location chosen by Council. Grants submitted to construct the bridge.
	Creston Road - River Road to Rolling Hills Road Two-lane divided arterial with continuous turn lane, bike lanes and pedestrian improvements	Corridor Plan adopted by Council.
	Creston Road - Niblick Road to Scott Street Two-lane divided arterial with improved driveway access, bike lanes and pedestrian improvements	Corridor Plan adopted by Council.
	Theatre Drive – Auto dealership to South City limits Two lane arterial with continuous turn lane, bike lanes and pedestrian improvements	To be scheduled
	4 th Street – Spring Street to Riverside Avenue Two lane divided arterial with bike lanes, pedestrian improvements, railroad underpass and connection to US 101 freeway ramps	Improvement being completed as part of a Hotel Project. Undercrossing status under review.
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. Part of the Gateway Annexation.
	SR 46E – Union Road Grade separated interchange with interim improvements considered	Project Study Report complete 2014 PAED in process
	Union Road – Golden Hill Road Roundabout	Alternative study and conceptual plan complete. Housing Constraints Opportunities Committee recommended roundabout to Council for consideration.
	Creston Road – Rolling Hills Road	Corridor Plan adopted by Council.
	Charolais Road – S. River Road	Design report complete. Major property acquisition complete
Pedestrian/Bikeway Facilities	24 th Street bridge over railroad	2015: HBRR Grant received for preliminary engineering. Bridge design is underway.
	Creston Road pedestrian crossing at Lana Street	Complete, signal installed
	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
Traffic Calming Measures where appropriate	In Progress: Traffic Calming Plan	

Table PR-1. Park & Recreation Facility Improvements

Type of Improvement	Improvement	Status
EXISTING IDENTIFIED PARK AND FACILITY NEEDS	10-acre park north of 24th Street. 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.	School District to build aquatics facility by 2019 courtesy of a bond measure. Facility will be located on High School property.
	10-acre park near the Borkey area	Complete, River Oaks II dedication
	Chandler Ranch Area Specific Plan: park in conjunction with any new school site	In Progress: Chandler Ranch Specific Plan
	7-10 acre park in Union/46 Specific Plan area	Completed: purchase of 7 ac in Montebello; to be scheduled: purchase of 3 more acres (next to 7 ac)
OTHER NEEDED IMPROVEMENTS		
<i>Recreation Facilities</i>	Youth Center	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 th 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 13th Street bridge and Navajo Avenue. Union Road Class II bike lanes completed between Kleck Road and Prospect Avenue.
	Trail near railroad within 4th Street Specific Plan	To be scheduled

Table PR-1. Park & Recreation Facility Improvements

Type of Improvement	Improvement	Status
	Make trail connections between parks facilities citywide	Ongoing 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 Festival of the Arts to be replaced by a new Art-in-the Park event in spring 2018.
	Implement Master Plan of Bikeways	Ongoing action
	Develop Multi-Purpose Trail Plan	Ongoing: Salinas River Plan
	Expand Bikeway trails map to include pedestrian trails	Combined Pedestrian and Bicycle Master Plan completed. Anticipated update adoption Spring 2018

**2014 HOUSING ELEMENT
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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, 2017 and December 31, 2017;
- Summarize the City’s efforts to assist the development of affordable housing, including removing constraints, undertaken through December 31, 2017;
- 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.

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

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.

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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
Total	180	241	121	90	15	647	

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.

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Between January 1, 2017 and December 31, 2017, a total of 45 new dwelling units were issued Certificates of Occupancy, and those dwelling units can be divided among the following income groups:

Above Moderate	25
Moderate	20
Low	0
Very Low	0
<u>Extremely Low</u>	<u>0</u>
Total	45

Details of the number of units constructed during the planning period of 2008 to 2014, and through 2017 showing the composition of the above new units compared to the prior RHNA planning period requirement 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
2016	60	4	0	70	0	134
2017	25	20	0	0	0	45
Total	360	63	114	187	50	731
RHNA 2008-2014	270	120	105	151	0	646

*The RHNA requirements do not include a category for “Extremely Low” income housing. When combined with the Very Low income category, the City constructed 237 Very Low/Extremely Low income units.

Details of the number of units constructed during the current planning period of 2014 and 2019 showing the composition of the above new units compared to the RHNA requirements is shown in the table below.

Year	Income Group					Total
	Above Moderate	Moderate	Lower	Very Low	Extremely Low	
2014	25	0	24	48	8	105
2015	22	24	0	0	0	46
2016	60	4	0	70	0	134
2017	25	20	0	0	0	45
Total	132	48	24	118	8	330
RHNA 2014-2019	205	87	77	123	0	492
Difference	73	39	53	+5	+8	162

**2014 HOUSING ELEMENT
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Housing Units: Under Construction

As of December 31, 2017, there were 242 units under construction with permits issued in 2017. Of these, 16 units were single-family residential and above the moderate-income level, 5 were second-units and of the moderate income level, and 221 units were multi-family residential units ranging from moderate income levels to extremely low (income-level breakdown further described below). An additional 23 multi-family units in the Blue Oak Apartment project on Experimental Station Road were permitted in 2016 with construction commencing in 2017.

Of the multi-family residential units under construction, the Blue Oaks Apartments on Experimental Station Road, which is approved for 142 units and has 3 Phases, is a moderate income level project. Phase Three of the Oak Park Public Housing project consists of 76 units that range from lower income levels to extremely low income levels (23 lower income, 44 very low income, and 8 extremely low income). A 10-unit apartment building at Oak and 36th Streets, and a 16-unit, (four 4-plexes) project on Gardenia Circle, are also underway and are considered moderate-income level projects.

New Housing Units: Proposed

In June 2010, the City Council approved an application to develop 302 apartments for low income families at Oak Park Public Housing (between 28th and 34th Streets, east of Park Street). 154 of the units will be new; 148 will be replacement units. The project will be developed in 4 or more phases. The first 2 phases are complete, and the 3rd Phase with 76 units, (a net increase of 33 units, with 43 replacement apartments) is currently under construction and anticipated to be completed by April of 2019. The Housing Authority is planning to submit Phase 4 by Spring of 2018 for plancheck, which would include an additional 76 units (58 net new units, with 18 replacements). This project includes density bonuses. It is partially funded through City Council approved development impact fee deferrals for Phases 1, 2 and 3. A fee deferral request was recently approved for Phase 4. Other funding for the project is through the Federal Tax Credit program.

Other projects that are currently proposed includes three duplex units located in the Uptown/Town Centre Specific Plan area. Additionally, three single-family residential, low-income units (out of 9 units total) proposed by Habitat for Humanity on upper Vine Street are in plancheck.

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 apartment units located at 1255 Creston Road, “Creston Gardens”. The project was completed in 2017. Peoples Self-Help Housing is in the process of rehabilitating 38 units in a senior/disabled persons housing development, Los Robles Terrace, at 2940 Spring Street. This project is currently under construction.

Habitat for Humanity has been assisting in home preservation work in a program that provides for “aging in place” in the Sierra Bonita senior community over the last few years. Habitat for Humanity completed 5 home upgrades in 2017, with improvements such as installation of carbon monoxide detectors, hand grab bars, new fencing and landscaping, and other similar improvements. Another affordable housing rehabilitation upgrade project by Triton Community Development, LLC, located at Hacienda Del Norte, 529 10th Street, for 44 units for seniors and/or disabled persons is currently under construction.

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. The Hacienda Del Norte, also referenced above, is also an at-risk development that as of January 17, 2017 is deed restricted to be an affordable housing project for the next 50 years, is currently under construction for rehabilitation.

**2014 HOUSING ELEMENT
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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" (HCOC).

The HCOC met six times in 2017, 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.

Progress was made to reduce water and sewer connection fees by more than \$7,000 per single-family residence. Progress was also made to reduce AB 1600 Development Impact Fee (DIF) fees charged for studios, 1-bedroom units, and 2nd residential units. The committee will be reviewing all improvement priorities projects and associated DIF fees charged, and will make further recommendations to the City Council. The City Council has been evaluating transportation improvements planned, and the General Plan Circulation Element is being updated to reflect these changes which will also affect the City's DIF program.

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

**2014 HOUSING ELEMENT
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Progress Toward Implementation of Action Items

The table on the following pages reports efforts made through December 31, 2017 to implement the Action Items and gives a brief statement about the schedule for future implementation.

Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/17	Future Scheduling
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	2016 General Plan Amendments included River Oaks II Master Plan for 271 new single-family units.	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	City staff has continues 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	2016 General Plan and Zoning Amendments included River Oaks II Master Plan for 271 new single-family units.	a. With the preparation of the Chandler Ranch, Olsen Ranch/ Beechwood Area specific Plans b. With any other applications for GPAs or Rezones.

**2014 HOUSING ELEMENT
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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/17	Future Scheduling
	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	Staff time was spent in 2017 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 2018.
	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 Blue Oaks apartment units on the south side of Experimental Station Road, west of Buena Vista Drive. The project is currently under construction.	Staff will assist review of building permit applications in 2017.
	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>On February 16, 2017, the City Council approved a fee deferral of City fees for Phase Three of the Redevelopment of Oak Park Public Housing with a loan of up to \$999,423 in General Funds.</p> <p>In 2018, a fee deferral request for approximately \$1.4 million was approved for Phase Four of the Redevelopment of Oak Park Public Housing.</p>	Consider deferral program for City Fees for 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 2017, 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 2018

**2014 HOUSING ELEMENT
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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/17	Future Scheduling
	<p>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.</p>	Ongoing	Some staff time was spent in 2017 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 2018.
	<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 3-4: Ongoing to secure financing</i></p>	<i>See Proposed schedule at left</i>	<p>In 2017, Staff worked on processing building plans and preparing loan documents for the fee deferral.</p> <p>In 2018, a fee deferral request for approximately \$1.4 million was approved for Phase Four of the Redevelopment of Oak Park Public Housing.</p>	Staff efforts will continue in 2018.
	<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>	<i>See Proposed schedule at left</i>	<p>On August 26, 2014, the Planning Commission approved revised development plan and subdivision map to authorize 9 single family homes on this site. In 2016, the City Council approved a waiver of the building plancheck and permitting fees, and development impact fees that would otherwise be charged, since this project would be for low and very low income homebuyers. They have submitted building permits for 3 lots, and are in plancheck.</p> <p>Staff has prepared three loan time extensions to assist this project.</p>	Staff efforts will continue in 2018.
	<p>9. Adopt an ordinance to amend the Zoning Code to accomplish the following: a. Implement SB 745 (Statutes of 2013) to amend the Zoning Code’s definitions for “Supportive Housing”</p>	December 31, 2014	9a. For the Uptown/Town Centre Specific Plan, this was completed with the adoption of Ordinance 1008 N.S. on October 21, 2014.	None: action is completed

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	<p>and “Transitional Housing” and add a definition for “Target Population” to implement this bill.</p> <p>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;</p> <p>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.</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>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>	<p>At such time that these specific plans are proposed for adoption.</p>	<p>Some staff time was spent in 2017 to work with property owners and prospective developers in specific plan areas to have these plans, and their appurtenant environmental studies prepared.</p>	<p>Staff efforts will continue in 2018.</p>
	<p>11. Encourage developers of single family dwellings to incorporate “Universal Design” and/or “visitability” improvements to the greatest extent feasible. Include policy statements to this effect in the Chandler Ranch, Olsen Ranch, and Beechwood Area Specific Plans. Provide technical assistance to developers in this area.</p>	<p>Fiscal Year 16/17</p>	<p>None in 2017</p>	<p>May be delayed due to reduced staff resources.</p>
	<p>12. Work with the Tri-Counties Regional Center to implement an outreach program that informs families</p>	<p>Fiscal Year 16/17</p>	<p>Ongoing support</p>	<p>Ongoing</p>

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	within the City of housing and services available for persons with developmental disabilities.			
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 relocation assistance.	Ongoing	There is no evidence that there is any demand to convert apartments to condominiums.	Re-evaluate in 2018
	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: <ul style="list-style-type: none"> • Monitor complexes that are At-Risk of conversion to market rate. • Work with Potential Purchasers • Tenant Education 	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. Parking waiver approved for Hacienda del Norte rehabilitation project.	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 16/17	None in 2017	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	Ongoing	21 st Street has been improved as a “green” street; Uptown Park is complete. The City completed construction to improve 12 th Street (as a modified “green” street).	Staff efforts will continue in 2018.

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/17	Future Scheduling
	updating the plan as necessary to ensure that the development standards are effective in promoting affordable housing.		In 2014, the UTCSP was amended to add an addendum to the architectural guidelines to expand the range of acceptable residential styles.	
	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. 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.	Fiscal Year 13/14 and subsequent years	<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. In July 2014, Federal Tax Credits were awarded for Phase Two. Construction of Phase Two is complete.</p> <p>On February 16, 2017, the City Council approved a fee deferral of City fees for Phase Three of the Redevelopment of Oak Park Public Housing with a loan of up to \$999,423 in General Funds.</p> <p>In 2018, a fee deferral request for approximately \$1.4 million was approved for Phase Four of the Redevelopment of Oak Park Public Housing.</p>	Staff efforts will continue in 2018.
	19. Work with non-profit organizations to obtain financial assistance to rehabilitating dwellings owned or rented by lower-income households.	Fiscal Year 15/16	Habitat for Humanity completed 5 home upgrades in 2017, with improvements such as installation of carbon monoxide detectors, hand grab bars, new fencing and landscaping, and other similar improvements.	Staff efforts will continue in 2018.
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. The Committee met 6 times in 2017.	Ongoing
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 this 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	Ongoing	The City maintains such information on its web site.	As needed

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Policy	Action Item/ Brief Description	Schedule	Actions through 12/31/17	Future Scheduling
	and federal housing programs and fair housing law. Maintain referral information on the City’s web site.			
H-6.1 & H-6.2	23. Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beech-wood 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 appropriate to the topography, vegetation, and location in each specific plan area.	Ongoing	Some staff time was spent in 2017 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 2018.
	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	In 2013, the City adopted a Climate Action Plan and invested substantial staff time in low impact development regulations. In 2014, the City adopted post construction stormwater control standards to foster low impact development measures.	Staff efforts will continue in 2018 to implement these plans.

THE *Newspaper of the Central Coast*
TRIBUNE

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City of Paso Robles
Community Development Dept

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo

AD #3547642
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit;; MARCH 2, 2018 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.


(Signature of Principal Clerk)

DATE: MARCH 2, 2018
AD COST: \$196.02

**CITY OF PASO ROBLES
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing to consider the following project:

APPLICATION: City of Paso Robles General Plan Annual Report 2017

APPLICANT: City of Paso Robles

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: This application is Statutorily Exempt from CEQA per Section 15262 (Feasibility and Planning Studies).

HEARING: The Planning Commission will hold a Public Hearing on Tuesday, March 13, 2018, at 6:30 p.m. at the Library Conference Center, 1000 Spring Street, Paso Robles, California.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed application may be mailed to the Community Development Department, or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearings.

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

Copies of the staff report pertaining to this project will be available for review at the Community Development Department on the Thursday preceding each hearing (copies are available for purchase for the cost of reproduction). If you have any questions, please contact the Community Development Department at (805) 237-3970.

Darcy Delgado
Assistant Planner
March 2, 2018

3547642