



CITY OF EL PASO DE ROBLES

" The Pass of the Oaks"

Planning Commission Agenda

Tuesday, September 26, 2023, 6:30 PM

Council Chamber 1000 Spring Street, Paso Robles

Commissioners Present:

Chairperson Neel
Chair Pro Tem Christensen
Commissioner Koegler
Commissioner Davis
Commissioner Covarrubias
Commissioner Connally
Commissioner Marlow

The City has returned to hybrid public meetings pursuant to AB 361, which allows for a deviation from the teleconference rules required by the Ralph M. Brown Act. Residents now have the option to attend the meeting in person or to participate remotely.

To participate remotely, residents can livestream the meeting at www.prcity.com/youtube and call **(805) 865-7276** to provide public comment via phone. The phone line will open just prior to the start of the meeting and remain open throughout the meeting to ensure the opportunity for the public to comment on each item heard by the Commission.

Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name. Planning Commission meetings will be live streamed during the meeting and available to play later on YouTube by accessing the following link: www.prcity.com/youtube.

Pages

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Staff Introductions
 - 1. Staff Present
- E. General Public Comments Regarding Matters not on the Agenda
- F. Agenda Items Proposed to be Tabled or Re-Scheduled
- G. PUBLIC HEARINGS
 - 1. Continued Hearing - Beechwood Specific Plan – Phase 2 (Planning Area J) - Vesting Tentative Tract Map 3192 and Planned Development 22-19 (P22-0013)

Continued from September 11, 2023 Planning Commission Meeting.

Vesting Tentative Tract Map 3192 and Master Development Plan PD 22-19 to subdivide Planning Areas J (40 acres) of the Beechwood Specific Plan, into 93 lots, where 76 lots are for the development of residential single-family homes, 4 lots are for multi-family residential projects, and 13 lots are for associated non-developable lots such as the private streets, detention basins, and open space lots.

Address: Beechwood Specific Plan – Meadowlark Road, Creston Road and Beechwood DR.

Applicant: Harrod Paso, LP

CEQA Determination: A Final Environmental Impact Report was previously prepared for the Beechwood Specific Plan, and the proposed Vesting Tentative Tract Map and Master Development Plan for planning areas J of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR).

Recommended:

Approve Draft Resolution A, approving Vesting Tentative Tract Map 3192 and Approve Draft Resolution B Planned Development 22-19 subject to site specific conditions of approval.

H. DISCUSSION ITEMS

1. Comprehensive Zoning Code Update - Community Development-2023-39

108

Study Session – Preliminary review of portions of a Comprehensive Zoning Code Update. Planning Commission will review and hear public comments and provide general direction to staff on refinements to draft Article 2 and 4.

Applicant: The City of Paso Robles

CEQA Determination: The activity is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15060(c)(2) and 15060(c)(3).

Recommended:

Provide direction to staff and consultant on any changes to the current draft of the Zoning Code update.

I. CONSENT CALENDAR

1. Development Review Committee Minutes

203

Development Review Committee Minutes August 28, 2023
Development Review Committee Minutes September 11, 2023
Development Review Committee Minutes September 18, 2023

J. OTHER REPORTS

1. Paso Robles Street Streetscape Ad Hoc Committee Report

2. Housing Constraints and Opportunities Committee (HCOC) / Zoning Code Update Report

3. Development Review Committee Rotation Schedule

210

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

Recommended:

Meeting was adjourned at _____



Planning Commission Agenda Report

From: Darren Nash, City Planner

Subject: Continued Hearing - Beechwood Specific Plan – Phase 2 (Planning Area J) - Vesting Tentative Tract Map 3192 and Planned Development 22-19 (P22-0013)
Applicant: Harrod Paso, LP Southwest corner of Meadowlark Rd. and Airport Road extension - APNs: 009-863

CEQA Determination: Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR).

Continued
Hearings: August 22, 2023
September 12, 2023

Date: September 26, 2023

Facts

1. This agenda item was continued from the Planning Commission meetings on August 22, 2023, and September 12, 2023. The original August 22nd staff report is attached as Attachment 5.
2. The Commission continued the item to allow additional time for Rick Engineering to work with the property owners to provide clarification related to questions raised about the proposed transfer of dwelling units between planning areas. Additionally, the Commission directed the applicant to come back with a design that kept the passive park area for Lot 83, to provide the passive park connection between areas J and I, for consistency with the Beechwood Specific Plan (BSP).
3. Since August 22nd Planning Commission meeting, Rick Engineering has provided the following information in response to the Planning Commission’s questions and concerns:
 - Updated Table 2-5 showing the current and proposed dwelling unit count with added footnotes indicating the transfer of units between planning areas. See Attachment 1. To go along with the updated table, staff has provided a modified Figure 2c Land Use Diagram that graphically shows the transfers outlined in Table 2-5. See Attachment 2.
 - Revised Master Development Plan and Tentative Tract Map showing the passive park for Lot 83, which connects Area J to Area I.

Options

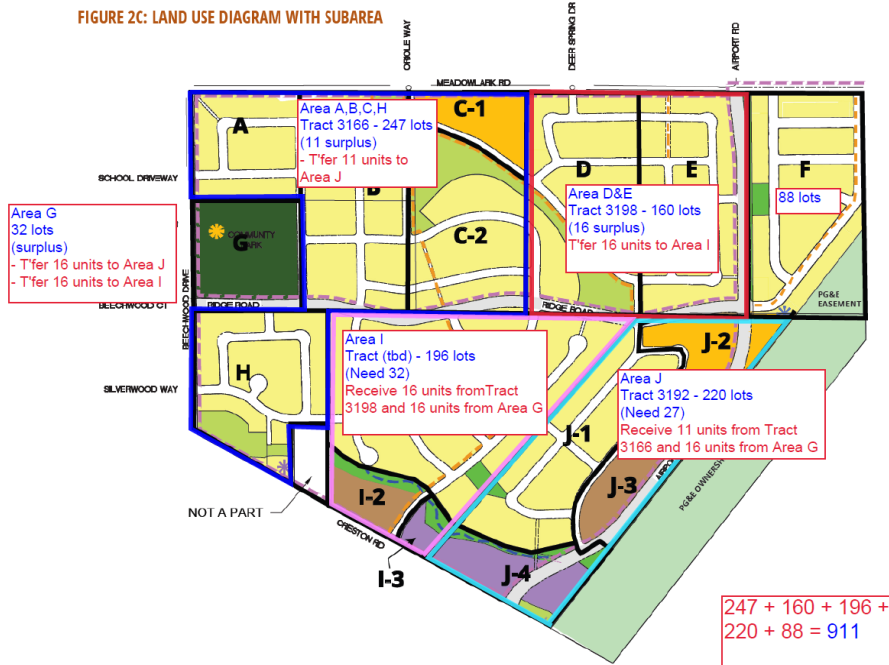
After consideration of any public testimony, the Planning Commission may consider the following options:

1. Approve Vesting Tentative Tract Map 3192 and Planned Development 22-19 by the following actions:
 - a. Approve Draft Resolution A (Attachment 3), approving PD 22-19, subject to site specific conditions of approval.
 - b. Approve Draft Resolution B (Attachment 4), approving Vesting Tentative Tract Map 3192, subject to site specific conditions of approval.
2. Approval of the Vesting Tentative Tract Map 3192 and Planned Development 22-19 with modifications to draft Resolution A and/or B.
3. Refer the item back to staff for additional analysis.
4. Deny Vesting Tentative Tract Map 3192 and Planned Development 22-19 based on findings that the Vesting Tentative Tract Map 3192 and Planned Development 22-19 are inconsistent with Beechwood Specific Plan (findings must be specified in the Planning Commission motion).

Analysis and Conclusions

Table 2-5:

An Updated Table 2-5 (See Attachment 1) shows the transfer units and provides specific foot notes outlining where the units are being transferred to and from. For clarification, Staff has provided a modified Land Use Diagram that graphically shows the transfers between planning areas, see graphic below.



Passive Park – Lot 83

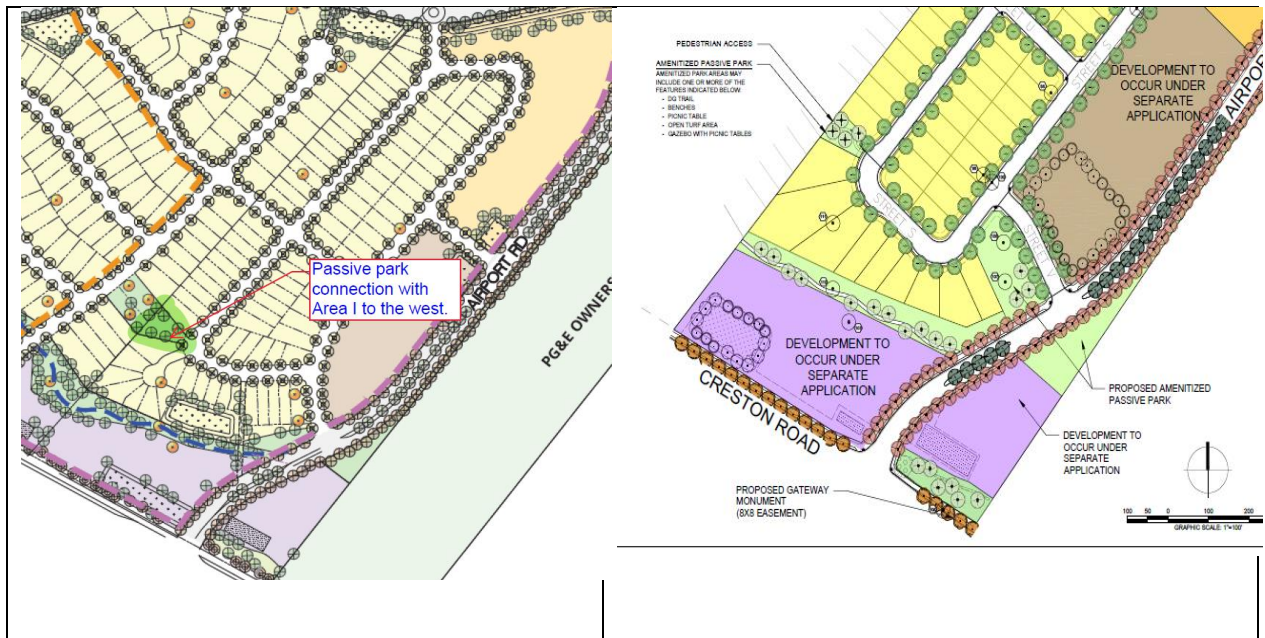


Table 2-5 DEVELOPMENT BY SUBAREA

UPDATE REFLECTING UNIT YIELDS: Approved VTTMs 3166 & 3198 and Proposed VTTM 3192/DP22-19

Subarea	Current Owner	Gross Area (acres)	Dwelling Unit Allocation with Transfers per VTTMs 3166/DP21-11, 3192/DP22-18 & 3198/DP22-1919	Dwelling Units Resolution Allocated per SP & City Council NO. 18-067	Commercial Area (sf)	Gross Density (du/ac)
A	Harrod	9.75	34	36	-	3.5
B	Harrod	19.80	85	86	-	4.3
C Total	Harrod	19.95	76	82	-	3.8
C-1		4.50	42 ²	48 ²	-	9.3
C-2		15.45	34	34	-	2.2
D	Pensco	19.95	72	88	-	3.6
E	Erskine	19.95	88	88	-	4.4
F	Huebner	19.95	88	88	-	4.4
G	Delucca	9.66	0⁵	32⁵	-	0
H	Harrod	15.80	52	54	-	3.3
I Total	Erskine	38.02	196⁹	164	20,000	5.2
I-1		32.22	124	124	-	3.9
I-2		4.20	40 ³	40 ³	-	9.5
I-3 ⁸		1.80	-	-	20,000	-
J Total	Harrod	38.22	220¹¹	193	27,000	5.8
J-1		16.55	73 ¹⁰	60	-	4.5
J-2		9.70	66 ²	63 ²	-	6.7
J-3		4.67	81 ⁴	70 ⁴	-	17.3
J-4 ⁸		7.30	-	-	27,000	-
-	PG&E	23.78	-	-	-	-
Sub Total Residential	-	201.95	911⁶	911⁶	-	4.5
Sub Total Commercial	-	9.10⁸	-	-	47,000⁷	-
Total	-	234.83	911	911	47,000	-

Notes:

1. All areas and density are expressed in Gross acreage. Subarea acreage includes local roadways, parks, open spaces, and easements. Net density and acreage will differ; to be determined with implementing development applications in accordance with the Development Standards listed in this chapter.
2. Subareas C-1 and J-2, together, shall have a minimum of 50 units provided at 8 du/ac minimum. J-2 is increased 2 dwelling units with transfer of 2 units from Subarea G per Note 5 below.
3. Subarea I-2 shall have a minimum of 2.0 acres provided at 20 du/ac.
4. Subarea J-3 shall have a minimum of 3.0 acres provided at 20 du/ac. J-3 is increased 11 dwelling units with transfer of 11 units from Subarea G per Note 5 below.
5. As shown on the Land Use Diagram, Subarea G is anticipated to support a Community Park. However, 32 multiple family residential units are allotted to Subarea G per City Council Resolution No. 18-067. When the community park is expanded to the entire subarea as shown on the Land Use Diagram, the 32 dwelling units will be reallocated to Subareas I and J below Ridge Road. Additionally, all 32 units must take the form of one or more of the following building types: small lot single-family homes, duplex, triplex, fourplex, cottage court, townhouse, or multiplex.
6. Transfer of dwelling units within and between property ownership is permitted to allow design and market flexibility and avoid sensitive resources, provided the maximum number of units allowed by the Specific Plan is not exceeded.
7. Potential future conversion of commercial use to residential dwelling units in the Mixed Use-24 Land Use Designation at a rate of 1 dwelling unit per 1,000 sf of commercial use; reallocated by future amendment to the Specific Plan.
8. Includes approximately 3.5 acres of open space.
9. The total of 196 dwelling units includes 32 dwelling units not reflected in the individual totals for Subareas I-1 and I-2. The 32 dwelling units result from unrealized units in Subarea D, approved VTTM 3198, and 16 dwellings units transferred from Area G per Note 5 above.
10. Subarea J-1 is increased 13 dwelling units with transfer of 11 dwellings total from Subareas A, B, H & C-1 (VTTM 3166) and 2 units from Subarea G per Note 5 above.
11. The total of 220 dwelling units reflects the transfer of 27 dwellings units into Subarea J as follows: a total 11 dwellings units from Subareas A (2 units), B (1 unit), C-1 (6 units), and H (2 units) and 16 units from Subarea G per Note 5 above.

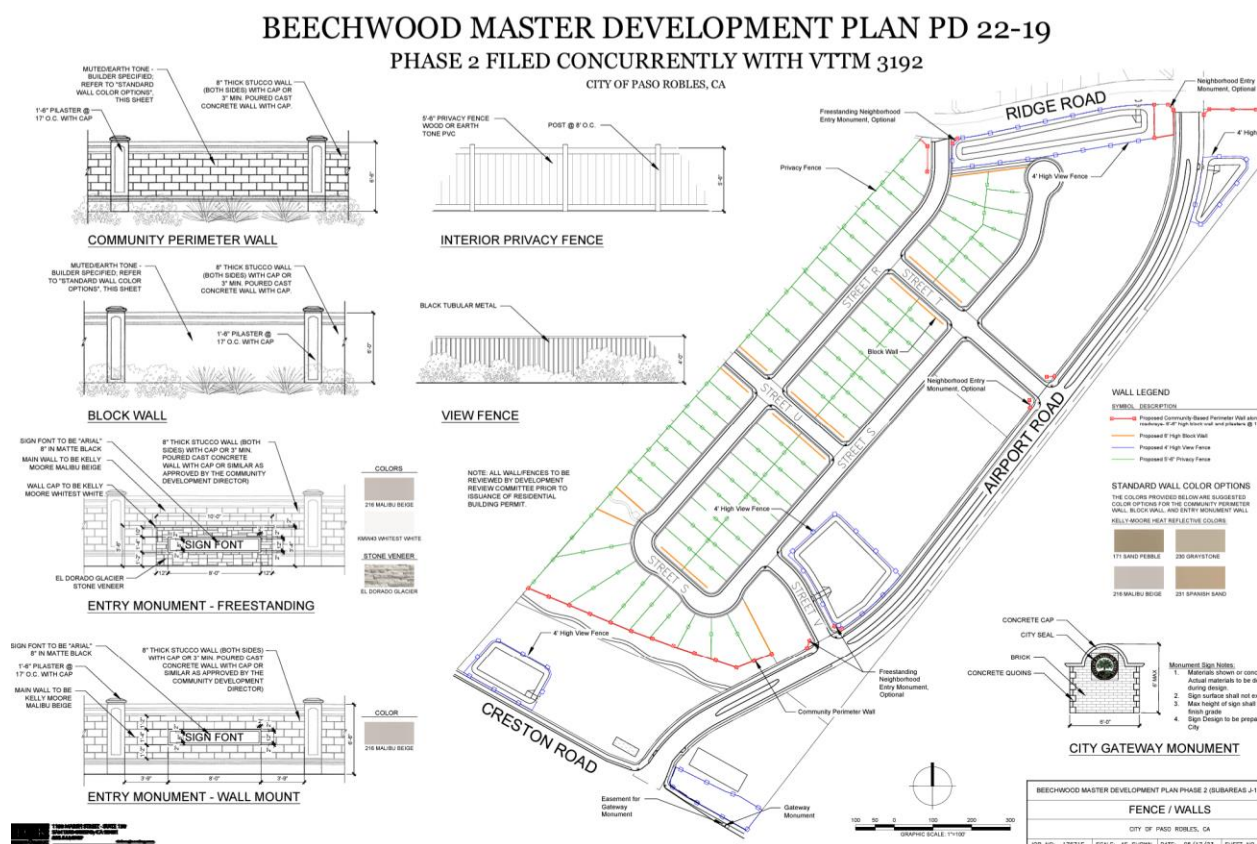
The tentative tract map and MDP presented at the August 22nd Planning Commission meeting proposed reducing the passive park on Lot 83 to a 16-foot-wide path. The Planning Commission discussed the reduced amenity area and concluded that the passive park should be added back for consistency with the BSP, with the goal of providing an amenity for Area J as well as a connection to Area I. The exhibit above shows adding back the passive park on Lot 83. The final design and landscape plan are conditioned to go to the DRC prior to the recording of the final map for Tract 3192.

MDP Details

The following information is in response to Planning Commissioner questions from the August 22nd meeting:

Walls/Fences: timing of final details review by the DRC/Planning Commission

- Tract Perimeter walls and detention basin fencing: details provided with this MDP (See Attachment 3k of Resolution A) The final colors to be approved by the DRC for consistency with other phases, prior to the recordation of the final map for Tract 3192.

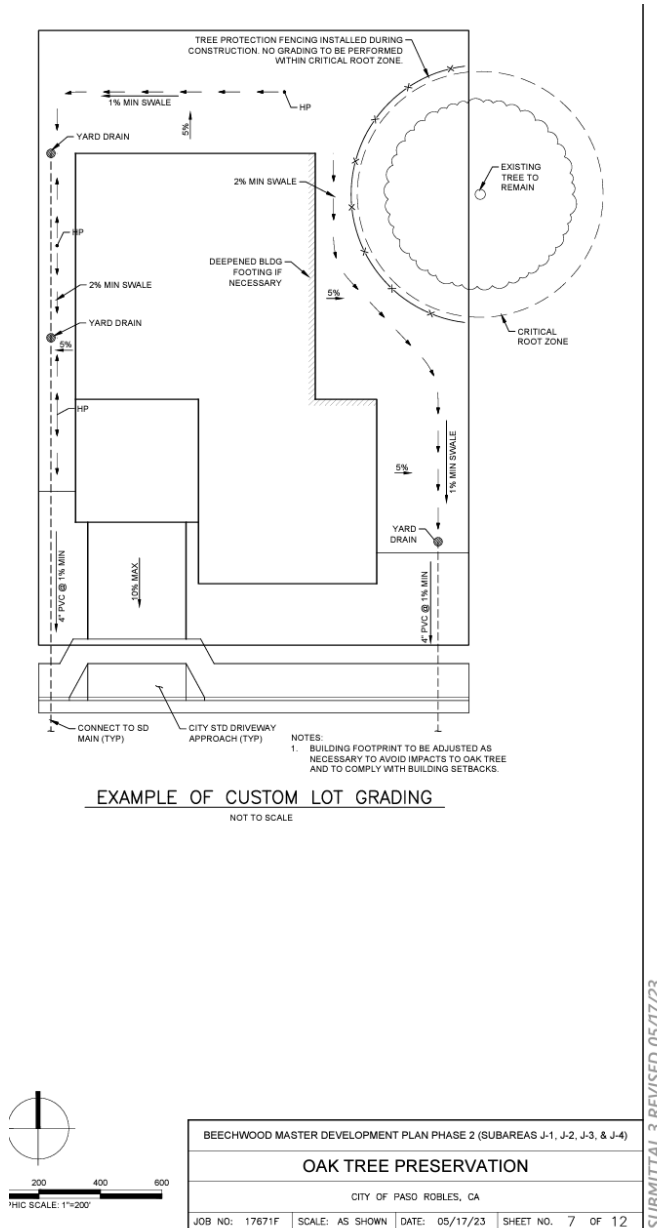


- Residential lot fencing will be reviewed by the Planning Commission for Areas J1, J2 and J3 with the respective Development Plan (PD) in the future.

Lot No. 19 – Oak Tree Lot

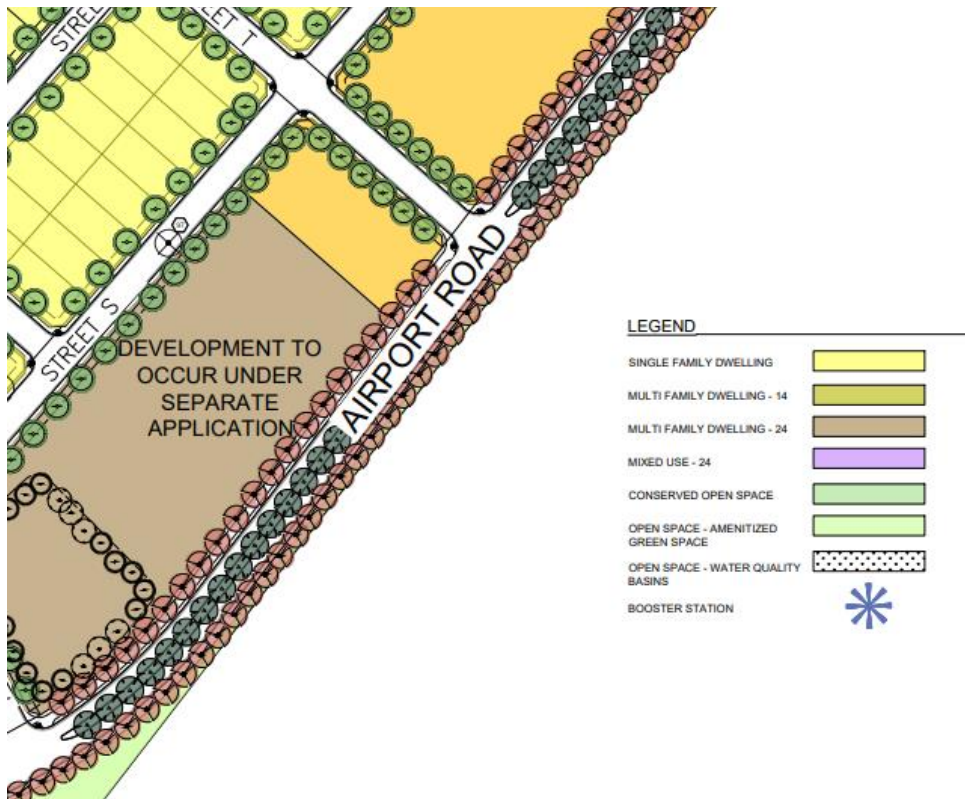
With the redesign to provide the passive park for Lot 83, the open space lot previously shown that included Oak Tree No. 96 is now shown as Lot 19 and a house will now be provided and the oak will now be owned and maintained by a property owner. The design of the homes on both lots 19 and 20

will be required to design in a manner that does not encroach into the critical root zone of the oak, as outlined in MDP oak preservation detail, Attachment 3h of Resolution A.



Area J2/J3 Boundary

Area J2 and J3 are multi-family areas where separate PD applications will be coming back to the Planning Commission in the future. At the time of the design of the PD for each area, the J2/J3 boundary transition will be taken into consideration. It is possible that density units could be transferred between J2 and J3 to accommodate the boundary line shown on the MDP. In other words, and the density for each will be required to be consistent with Table 2-5. The density for each area is outlined in Table 2-5, 66 units for J2 and 81 units for J3.



Recommendation (Option 1)

Approve Draft Resolution A, approving Vesting Tentative Tract Map 3192 and Approve Draft Resolution B Planned Development 22-19 subject to site specific conditions of approval.

Attachments

0. August 22, 2023 Staff Report
1. Updated Table 2-5
2. Modified Land Use Diagram Exhibit
3. Draft Resolution A – MDP/PD 22-19 and Attachments
4. Draft Resolution B – Tract 3192 and Attachments



Planning Commission Agenda Report

From: Darren Nash, City Planner

Subject: Beechwood Specific Plan – Phase 2 (Planning Area J) - Vesting Tentative Tract Map 3192 and Planned Development 22-19 (P22-0013)
Applicant: Harrod Paso, LP Southwest corner of Meadowlark Rd. and Airport Road extension - APNs: 009-863-045, 046, 047, 048
Ve

CEQA Determination: Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing Specific Plan EIR).

Date: August 22, 2023

Facts

1. The [Beechwood Specific Plan \(BSP\)](#) was approved by the City Council on October 6, 2020. The intent of the BSP is to serve as a comprehensive guide to development of the 234-acre, 911 residential unit specific plan area located east of Beechwood Drive, between Meadowlark Road on the north and Creston Road on the South. See Attachment 1, Vicinity Map.
2. Table 6-11 of the BSP provides a flow chart that outlines the entitlement and design review process for the multiple phases of the BSP. See Table 6-11, Attachment 2. The BSP and Large Lot Tentative Tract Map have been completed and adopted. The next step in the process is review of the Master Development Plan (MDP) and the Development Plan (PD) along with the Small Lot Tentative Tract Map.
3. Rick Engineering on behalf of Harrod Paso, LP, has applied for Vesting Tentative Tract Map 3192, and Master Development Plan (PD 22-19) for Phase 2 of the BSP (specific plan area J). The subdivision map and PD 22-19 would establish 93 lots, where 76 lots would be for single family residential homes, 2 lots for future multi-family residential projects, 2 lots for mixed use development, and 13 lots would be for the private streets, detention basins, and open space lots. See Attachment 3, Phase 2 – Tract Map and Attachment 4, Project Description.
4. PD 22-19 includes the information needed to satisfy the submittal requirements for the Master Development Plan for Phase 1B, as outlined in Figure 6C of the Specific Plan. Therefore, when referencing PD 22-19 for this project, it includes both the Master Development Plan and the Development Plan as required by the Specific Plan. See Figure 6C, Attachment 5.

5. The Development Review Committee (DRC) reviewed this project at their meeting on July 17, 2023. The DRC was in favor of moving the project forward to a future Planning Commission agenda for review and approval. The DRC did request that more specific detail regarding Amenity Lot 84 and how it transitions into Area I, grading for mixed-use lots 81 and 82, Airport Road grading, and the improvements associated with the project be included with the Planning Commission staff report. See discussion section of this staff report for more detail on these elements.

CEQA Determination

A Final Environmental Impact Report (EIR) was previously prepared for the Beechwood Specific Plan. In accordance with CEQA, the proposed Vesting Tentative Tract Map and Master Development Plan for Phase 2 Planning Area J of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR).

Community Outreach

Various workshops with the public were conducted as part of the specific plan process. Public hearings at the Planning Commission and City Council were held. Public noticing for the Planning Commission review of Vesting Tentative Tract Map 3192 and Planned Development 2-19 has been completed.

Options

After consideration of any public testimony, the Planning Commission may consider the following options:

1. Approve Vesting Tentative Tract Map 3192 and Planned Development 22-19 by the following actions:
 - a. Approve Draft Resolution A (Attachment 6), approving PD 22-19, subject to site specific conditions of approval.
 - b. Approve Draft Resolution B (Attachment 7), approving Vesting Tentative Tract Map 3192, subject to site specific conditions of approval.
2. Approval of the Vesting Tentative Tract Map 3192 and Planned Development 22-19 with modifications to draft Resolution A and/or B.
3. Refer the item back to staff for additional analysis.
4. Deny Vesting Tentative Tract Map 3192 and Planned Development 22-19 based on findings that the Vesting Tentative Tract Map 3192 and Planned Development 22-19 are inconsistent with Beechwood Specific Plan (findings must be specified in the Planning Commission motion).

Analysis and Conclusions

Planning Commission Review of PD 22-19:

This request is for the Planning Commission to review and approve VTTM 3192 and PD 22-19 (Master Development Plan and Development Plan) for Phase 2-J of the BSP. Rick Engineering has provided the necessary information as outlined in Figure 6C for the Master Development Plan (See Attachment 5) as

well as the required information for the submittal of the Development Plan listed in Table 6-11 (Attachment 2).

See Exhibits B-M of Draft Resolution A for PD 22-19 plans for Master Development Plan and the Development Plan. This information includes the illustrative site planning for Area J along with the project data requested in Figure 6C. Exhibits C-Y of Draft Resolution B are the plans for the Small Lot Tentative Tract Map (Vesting Tentative Tract Map 3192), which includes the tentative tract maps, grading and civil engineering information.

DRC Review:

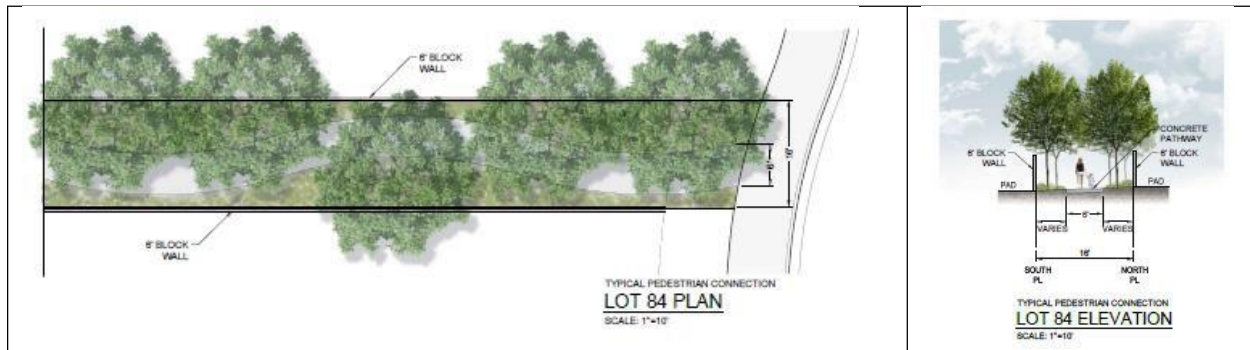
The Development Review Committee (DRC) reviewed this project at their meeting on July 17, 2023. The DRC was in favor of moving the project forward to the Planning Commission for review and approval. The DRC did request that more specific detail be provided in the Planning Commission staff report related to the following areas:

Passive Park Relocation - Lot 84: The BSP was approved with a passive park area that connected Area J with Area I adjacent to the west. The detail below shows the BSP illustration on the left and the proposed relocation of the passive park on the right.



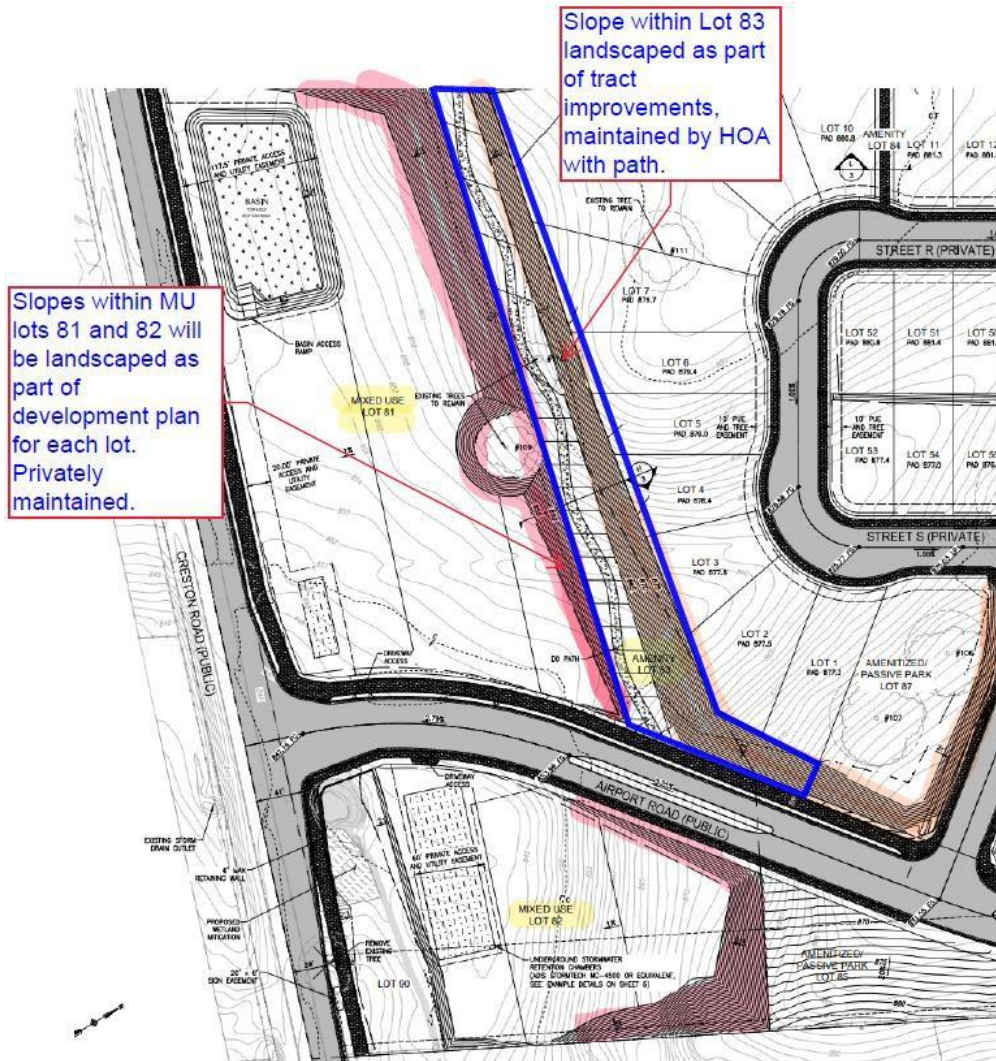
The project is proposing to relocate the passive park and provide a 16-foot wide pedestrian path. Rick Engineering provided the details for the path that would connect Area J to Phase I to the west. Rick Engineering provides more discussion on the reasons for the design change in the Project Description (Attachment 4). It will be up to the Planning Commission to discuss whether the path is adequate for

connection, or whether a more elaborate passive park area is necessary, like what was shown with the BSP.



Amenity Lot 83 Slopes: the slopes that are visible from Creston Road are fill slopes that create the lots 1-8 and provide for the pedestrian path. These slopes will be maintained as part of the Home Owners Association (HOA). Landscape plans for the HOA areas are required to be reviewed by the DRC prior to the issuance of a grading permit.

Mixed Use Lots 81 and 82 slopes: these slopes will also be visible from Creston Road. Slope landscape plans will be provided with the development plan for these lots.



Future Planning Commission Review:

The future site planning, architecture and landscaping for the different areas within Area J are required to go back to the Planning Commission for review and approval. It is anticipated that separate development plan submittals will be provided for the single family lots (J1), the multi-family lots (J2 and J3), and the mixed use lots (J4).

Oak Tree Protection

PD 22-19 and VTTM 3192 have been designed in a manner to be consistent with the tree removals already approved by the City Council with the approval of the Specific Plan. OTR 19-05 Res. 20-154 allows for 6 trees to be removed. With this submittal of the MDP and VTTM 3192, Rick Engineering has designed it in a manner that would save 2 (Tree 106 & 107) of the original 6 trees approved for removal and remove 1 tree (Tree 108) that was not originally included, for a total of 5 removals.

It is anticipated that at the time of the review of the precise grading plans that there may be some modifications to the Oak Tree Removal Plan, such as saving one or more of the trees originally intended to be removed, and removing a tree originally planned to be saved. The project Arborist along with City Staff can review and approve the changes for substantial compliance with OTR 19-05. If it is determined that oak tree removals are not substantially compliant with OTR 19-05 it will be necessary to take the additional removal request to the City Council for review and approval.

Vesting Small Lot Tentative Tract Map

The small lot subdivision map would establish 93 lots, where 76 lots would be for single family residential homes and 13 lots would be for the private streets, detention basins, and open space lots. Prior to final map recordation, subdivision tract improvement plans would need to be approved for the following:

- Grading and retaining walls
- Street improvements including sidewalk and street lighting
- Landscape and irrigation plans for all common areas, street right-of-ways, and slopes
- Pedestrian trail system
- Underground utilities
- Common perimeter walls and entry features
- Stormwater facilities

Fiscal Impact

There are provisions in the Development Agreement that establish the basis for forming two co-terminal community facilities districts (CFDs) and imposing special taxes to offset of the cost of infrastructure maintenance and general City services. When the CFD special taxes are added to General Fund revenues, the overall project impact to the City is fiscal neutrality.

Recommendation (Option 1)

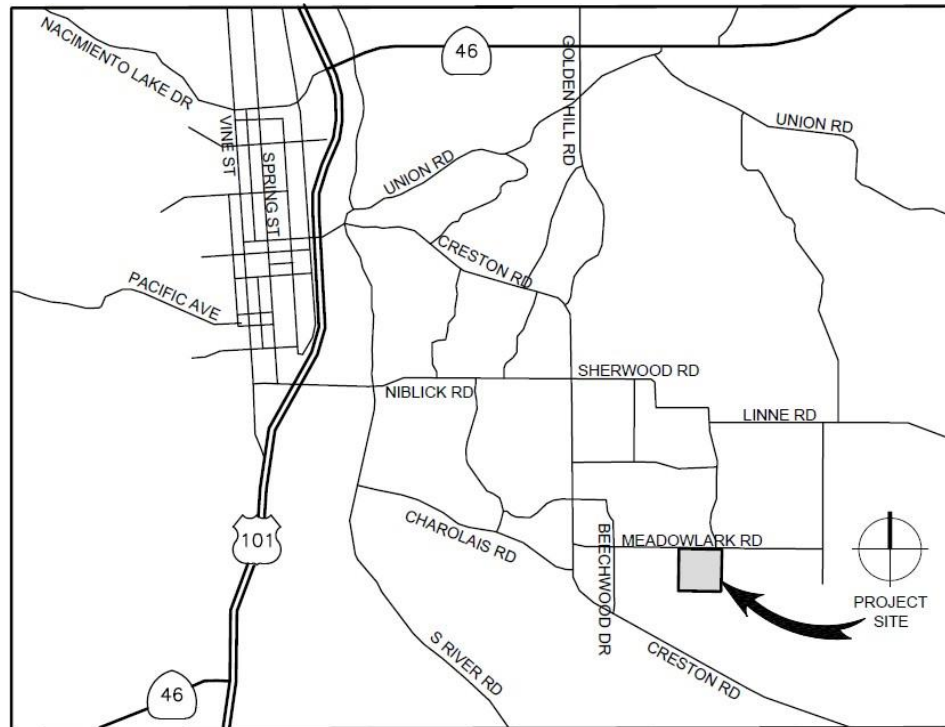
Approve Draft Resolution A, approving Vesting Tentative Tract Map 3192, and Approve Draft Resolution B, Planned Development 22-19, both subject to site specific conditions of approval.

Attachments

1. Vicinity Map
2. Table 6-11 BSP Entitlement/Design Review Process
3. Phase 2 Tract Map Exhibit
4. Project Description
5. Figure 6C
6. Draft Resolution A – MDP/PD 22-19 and Attachments
7. Draft Resolution B – Tract 3192 and Attachments
8. Mail Affidavit
9. Legal Affidavit

Attachment 5

Attachment - 1



VICINITY MAP
NO SCALE

Attachment 5
Attachment - 1

VESTING TENTATIVE TRACT MAP

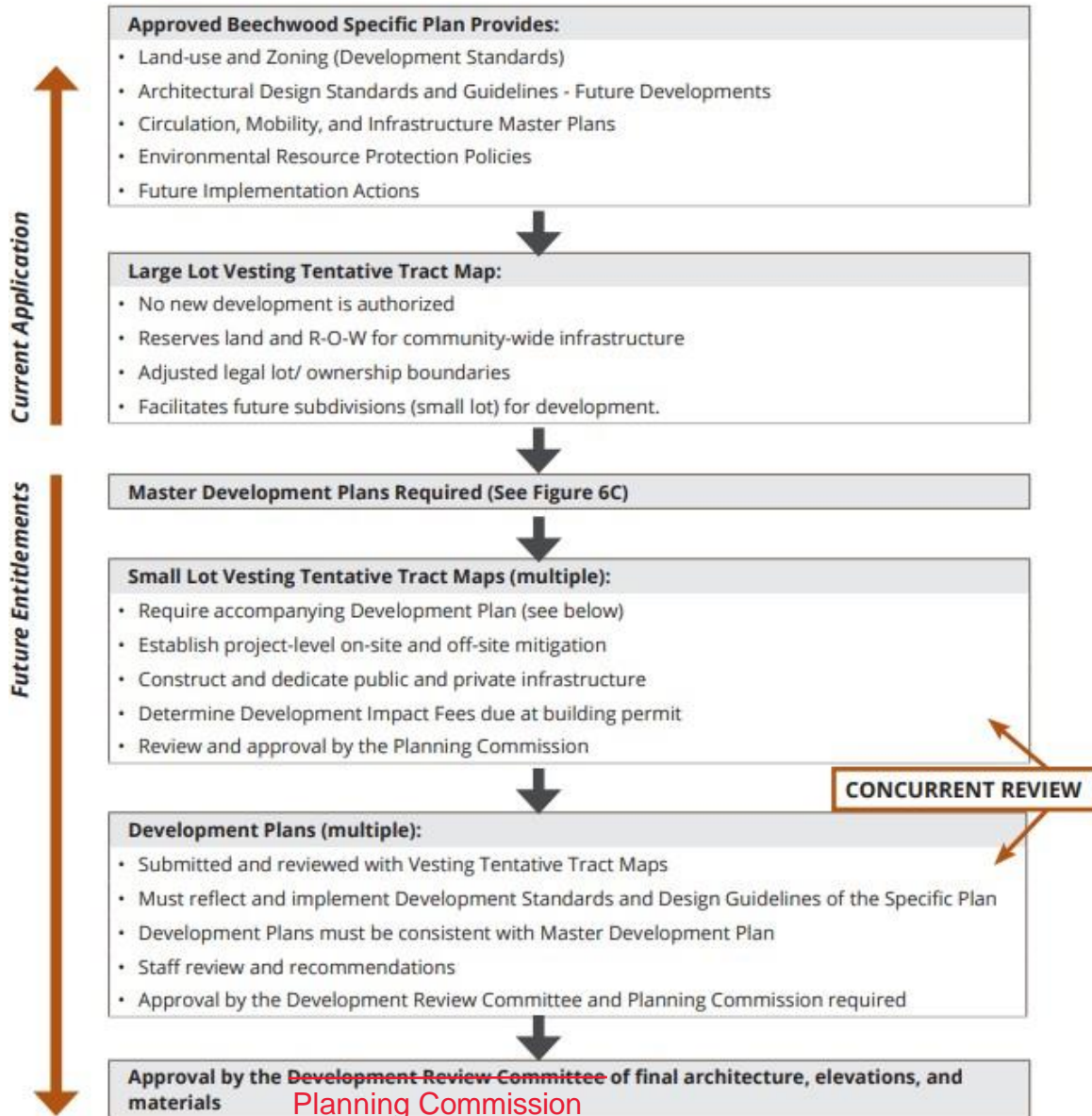
BEECHWOOD TRACT 3166

CITY OF PASO ROBLES, CA



Implementation

TABLE 6-11: PROJECT ENTITLEMENTS AND DESIGN REVIEW FLOWCHART



Attachment - 3





**Project Description for Vesting Tentative Tract Map 3192 and Master Development Plan
for Phase 2 of the Beechwood Specific Plan**

PROJECT DESCRIPTION

The Phase 2 VTTM 3192 proposes to subdivide 33.8 gross acres, encompassing Subareas J-1, J-2, J-3, and J-4 of the Beechwood Specific Plan (BSP). In addition, a small portion of Subarea H is included for the connection of a sewer lift station located on Lot 219 of VTTM 3166. The subdivision boundary of this VTTM is coincident with the lot boundaries of Final Map 3160 (Large Lot).

The project includes the proposed development of the residential single-family lots of Subarea J-1. The residential multifamily and mixed-use development areas within Subareas J-2 & J-3 and J-4 will require separate development plan submittals in the future. The future development of the dwelling units which may be made up of fee simple lots or common lots utilized for the building types as indicated in Table 1 Land Use Summary and Consistency.

The project proposes a total of 98 lots, 76 of which are for residential single-family lots subject to the Beechwood-Residential Low (B-RL) Zoning District regulations (R1/SP#5) of the BSP. Lot sizes within the R1/SP#5 Zoning District range from 5,250 s.f. to 23,628 s.f. One lot, 3.86 acres in size, is proposed for multi-family development within the Beechwood-Residential High (B-RH) Zoning District (R5/SP#5). Three lots, totaling 5.48 acres in size, is proposed for multi-family development within the Beechwood-Residential Medium (B-RM) Zoning District (R4-20/SP#5). Two lots totaling 4.46 acres in size are proposed for mixed use development (B-MU). The remaining sixteen lots includes: three open space amenitized green space areas (passive parks areas), two amenity lots used for pathways to connect to Subarea I (one to access to Subarea I-1, and a native pathway connecting to Subarea I-3), one amenity lot used for pedestrian access between connecting from Street S to Street R, one lot for a stormwater quality basin, one conservation open space lot, one lot reserved for a water booster station, and seven private street lots. See Sheet 1 of the VTTM 3192 for a description of the proposed lots, the existing General Plan land use designation, Zoning, and other Project information.

LAND USE SUMMARY

The proposed VTTM's complies with the approved BSP land use and density per each subarea as indicated in the Land Use Summary and Consistency Table 1 below.

TABLE 1 LAND USE SUMMARY AND CONSISTENCY TABLE

SUBAREAS	BSP			VTTM 3192			
	DU ¹ City Council Resolution No. 18-067	AREA (ACRES) ²	DENSITY (DU / ACRE)	PROPOSED No of DU ⁷	PROPOSED AREA (GROSS ACRES) ⁸	PROPOSED DENSITY	CONSISTENT WITH BSP
							(YES OR NO)
J-1	60	16.55	3.6	74 ⁴	15.95	4.64	Y
J-2 ¹⁰	63 ³	9.70	6.5	65 ^{5,6}	9.65 ¹⁰	6.5	Y
J-3, ^{9,10}	70	4.67	15.0	81 ⁷	6.21 ¹⁰	13.0	Y
J-4	-	7.30	0 ⁸	-	6.49	0 ⁸	Y
Total	193	38.22		220	38.30		

Notes:

1) DU= DWELLING UNITS

2) Gross acres per the BSP

3) Subarea J-2 of BSP shall have a minimum of 50 units provided at 8 du/ac min.

4) Subarea J-1 to receive 11 DU's are transferred from VTTM 3166, and 3 DU's from Subarea G is permitted by Table 2-5, Development by Subarea, Footnote 5.

5) Subarea J-2 to receive 2 DU's from Subarea G is permitted by Table 2-5, Development by Subarea, Footnote 5.

6) Subarea J-2 DU includes 63 multi-family units and 2 residential single-family units. The two RSF lots in J-2 (B-RM) would still be consistent with the BSP and Zoning because detached SFDs are allowed in the B-RM zone.

7) Subarea J-3 DU includes 11 DU's transferred from Subarea G and are permitted by Table 2-5, Development by Subarea, Footnote 5.

8) Mixed Use Residential requires density transfer from residential areas of the plan by specific plan amendment.

9) Subarea J-3 shall have a minimum of 3.0 acres provided at 20 DU/acre.

10) The Transfer of dwelling units between Subarea J-2 and J-3 is permitted at time of final MDP.

MASTER DEVELOPMENT PLAN REQUIREMENTS

The proposed MDP design requirements for the residential development for Phase 2 (Subareas J-1) is provided below and included on sheet 1 of the MDP. The development standards for subareas J-2, J-3 and J-4 are shown for reference but will be provided in a separate development plan submittal.

TABLE 2 MASTER DEVELOPMENT PLAN REQUIREMENTS¹

BSP SUBAREAS	BSP LOT SIZE (MIN/MAX)	VTTM 3192 & MDP PROPOSED LOT SIZE (MIN/MAX)	BSP DENSITY (MIN/MAX)	BSP LOT COVERAGE	PERMITTED BUILDING TYPE
J-1	2,720 sq ft / 12,000 sq ft	5,250 sq ft / 23,184 sq ft ²	0/7.0 du/acre	50% (60% on lots ≤ 5,000 sq ft.)	Single family dwelling, Accessory Dwelling Units
J-2	-	-	8.0/14.0 du/ac	60% (70% on lots ≤ 3,500 sq ft.)	Single family dwelling, Alley Loaded, Accessory Dwelling Units, small lot single family houses, duplexes, triplexes, townhouses, cottage courts
J-3	-	-	15.0/24.0 du/ac	70%	Duplex, triplex, fourplex, Cottage Court, Townhouse, and multiplex
J-4	-	-	0/24.0 du/ac ^{3,4}	80%	Primarily neighborhood service retail uses. High intensity residential uses may be allowed separately or as part of vertical mixed-use development. ^{3,4} Fourplex, multiplex and commercial flex low rise

Notes:

1. Refer to sheet 4 for building form, setbacks, parking and open space requirements
2. Proposed lots are within this range except for two lots exceed 12,000 s.f. lot geometry at the roadway requires increased lot size to allow for adequate lot frontages.
3. Residential development in the B-MU zone will require density transfer from available units in residential areas of the plan, based on the allocation shown in Table 6-1. Residential-only development is allowed only if non-residential development is found too not be viable.
4. Mixed use residential requires density transfer from residential areas of the plan by specific plan amendment.

DESIGN STANDARDS FOR MDP AND VTTM 3192

The following design standards apply to Phase 2 MDP and VTTM 3192. The design standards for residential, mixed use and open space zones are provided below. The development of the mixed use and high-density residential areas of Subareas J-2, J-3, J-4 will be processed under separate development plans.

TABLE 3 STANDARDS FOR DEVELOPMENT IN RESIDENTIAL, MIXED USE, AND OPEN SPACE ZONES - PHASE 2 VTTM 3192

Standard	Requirement by Zone					
	B-RL	B-RM	B-RH	C-MU	B-OSR	B-OSC
Lot Requirements						
Lot Area (min./max.)	2,720/12,000 sq ft	-	-	-	-	-
Lot Width (min.) ¹	34 ft	34 ft	-	-	-	-
Lot Depth (min.) ¹	80 ft	70 ft	-	-	-	-
Coverage (max.)	50% (60% on lots ≤ 5,000 sq ft.)	60% (70% on lots ≤ 3,500 sq ft.)	70%	80%	-	-
Maximum Impervious Surface Area	-	-	-	-	10%	5%
Setbacks						
Front (min./max.)	10/25 of primary street; 5/25 ft of shared driveway		10/20 ft	0/10 ft	20 ft	10 ft
Front, Detached Accessory Building ² (min.)	20 ft; may not be located closer to the front property line than the front wall of the main structure oriented toward the street		-	-	-	-
Front, Detached Accessory Dwelling Unit ³ (min.)	10 ft		-	-	-	-
Street Side (min./max.)	5 ft/10 ft	5 ft/15 ft	5 ft/15 ft	0/10 FT	-	-
Side (min.)	5 ft (3 ft on lots ≤ 5,000 sq ft) ⁴	5 ft (3 ft on lots ≤ 5,000 sq ft) ⁴	5 ft	5 ft	20 ft	10 ft
Side, Detached Accessory Building and Dwelling Unit (min.)	3 ft	3 ft	-	-	15 ft	-
Rear (min.)	15 ft	15 ft (10 on lots ≤ 3,200 sq ft)	10 ft	10 ft	-	10 ft
Rear, Detached Accessory Building and Dwelling Unit (min.)	3 ft min and 5 ft maximum	3 ft min and 5 ft maximum	3 ft	3 ft	-	-
Building Form						
Height (ft) (max.)	35 ft	45 ft	45 ft	45 ft	35 ft	25 ft
Building Separation between Primary Structure and Detached Accessory Dwelling Unit (min.)	6 ft				-	-
Density/ FAR Requirements						
Density (min./max.)	0/7.0 du/ac	8.0/14.0 du/ac	15.0/24.0 du/ac	0/24.0 du/ac ⁵	-	-
Non-residential FAR (max.)	-	-	-	0.2	0.2	0.2
Parking						
Garage Setback (min.)	20 ft from front property line; 5 ft from shared driveway		-	-	-	-
Garage Setback (min.), alley loaded	3 ft min. to 5 ft maximum		-	-	-	-
Garage Setback from Primary Facade (min.)	5 ft	5 ft	10 ft		-	-
Private Open Space						
Area	See Section 2.4 of this Specific Plan for applicable standards.				-	-
Length (min.)	10 ft				-	-
Width (min.)	6 ft				-	-
Location	Must be provided on the lot; may not be located in a required front or side street setback; and may not be				-	-
Common Open Space						
Area (min.)	See Section 2.4 of Specific Plan for applicable standards.				-	-
Length (min.)	-	20 ft		-	-	-
Width (min.)	-	20 ft		-	-	-
Location	Must be provided on the lot; may not be located in a required front or side street setback; and may not be used for driveways or off-street parking.				-	-
Other Building and Site Design						
Building Entrance Location and Orientation	See Section 2.4 of the Specific Plan for applicable standards.				-	-
Common Amenities	-	See Paso Robles Zoning Code Section 21.16I.180 - Open space and			-	-
Swimming Pools and Spas	See Paso Robles Zoning Code Section 21.16E.290 - Swimming pools and spas				-	-
Fencing, Screening and Landscaping	See Section 2.5 of the Specific Plan for applicable standards and sheets 10 and 11				-	-

Notes

1. Lot dimensions apply to single-family and small-lot development, and may include a shared easement for access. For Cottage Court and Townhouse building types development where lots are not subdivided, please refer to pages 26 and 27 of the Specific Plan for minimum lot width.
2. Accessory Building is a structure that is subordinate to the primary building including garages, carports, stables, barns, storage sheds, shelters, pools or similar uses, the use of which is incidental to that of the main building on the same lot and/or building site.
3. ADU building is a residential accessory dwelling unit (attached or detached) according to City ordinance and State code.

4. Except for alley loaded lots, side yard to remain 3 ft.

5. Residential development in the B-MU zone will require density transfer from available units in residential areas of the plan, based on the allocation shown in Table 2-5. Residential-only development is allowed only if non-residential development is found to not be viable.

6. If conflicts arise between the City Zoning and Regulations in this table, this table prevails. If any standard is not addressed in the table above, then City regulations will be adhered to.

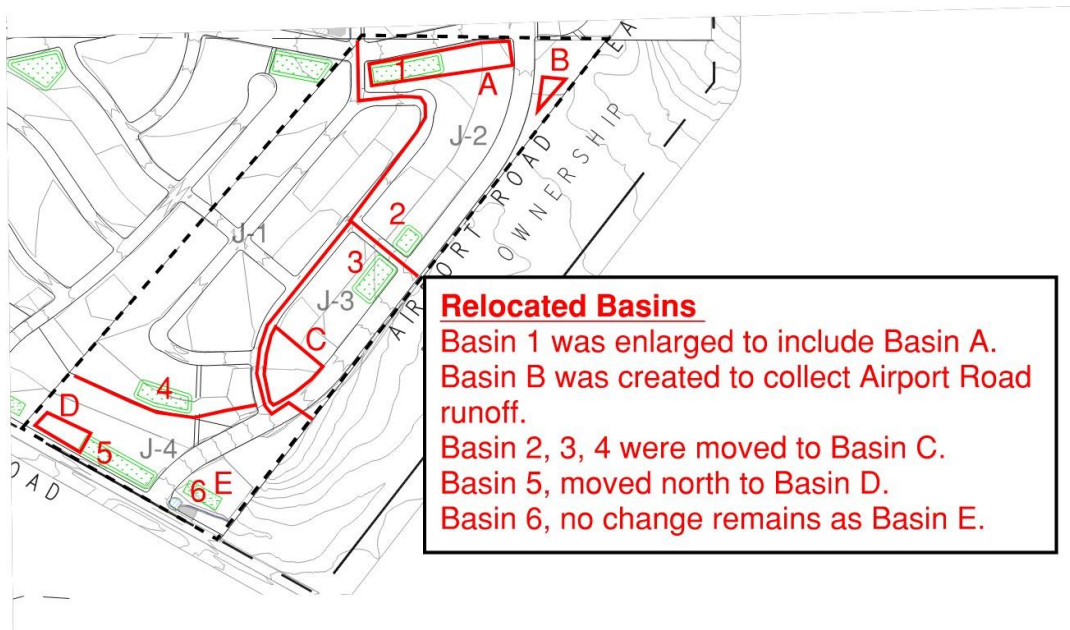
PROPOSED DESIGN CHANGES AND ADJUSTMENTS

Minor adjustments have been made to the internal street alignments, lot layout design, preliminary grading and drainage systems, passive park location, and sewer alignment as part of the VTTM's design enhancements and civil design requirements. The changes to the Subarea J include:

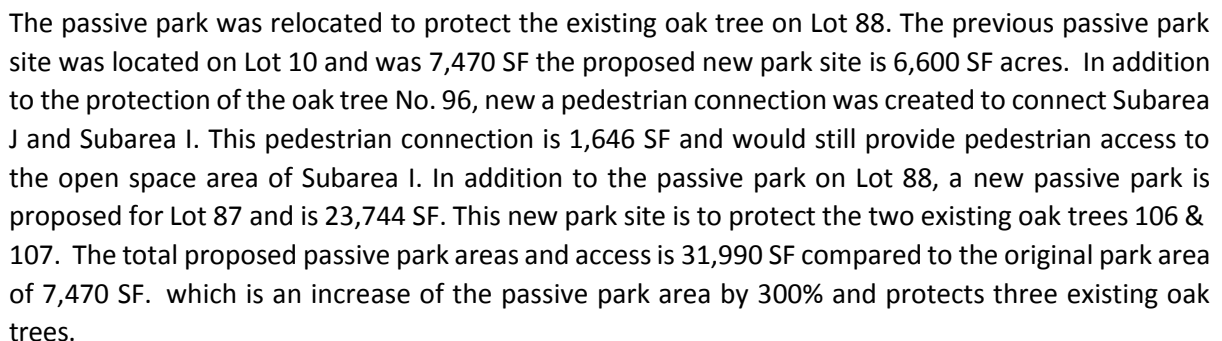
- Relocated water quality basins within Subareas J-1, J-2 and J-3.

The stormwater quality basin designs and locations have been refined based the revised street and grading design. The location of the proposed water quality basins located in Subareas J-1, J-2 and J-3 and J-4 has been revised, see Figure 1 below for the revised locations.

FIGURE 1 STORMWATER QUALITY BASIN RELOCATION



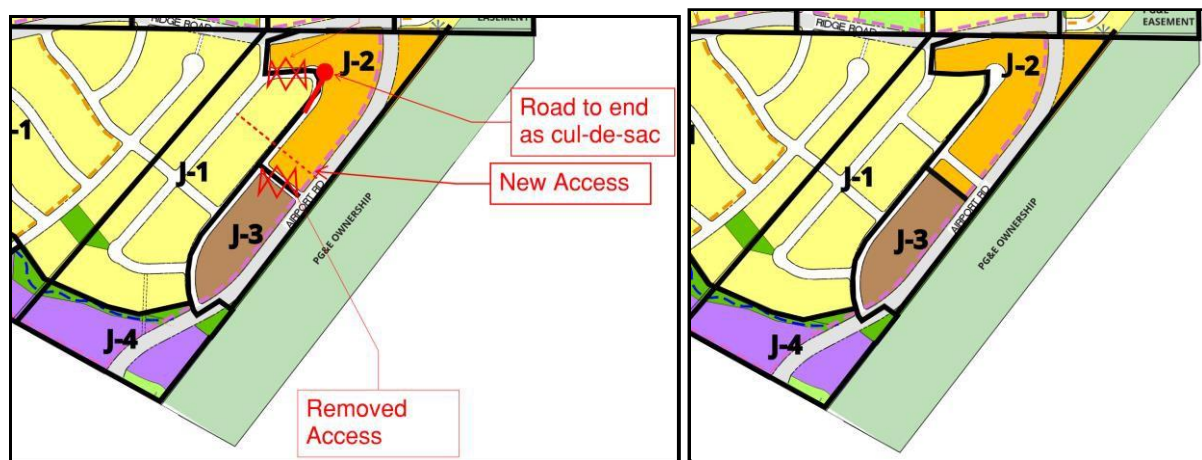
- FIGURE 2 LAND USE PLAN REVISION OF PASSIVE PARK LOCATION**



- Realigned interior local road (Street T) in Subarea J-2 and created a cul-de-sac.

During the development of the Vesting Tentative Tract Map 3192 which includes Subareas J-1, J-2, J-3, and J-4 revisions were made to the circulation of internal local roads. The internal local roads in subarea J-1, J-2 and J-3 have been revised to accommodate a more efficient and safe circulation pattern. After lotting out these subareas it became apparent that the proposed local road through Subarea J-2 that connects to J-1 at the northerly portion of the site would be problematic. The angle of the local road would be an accute angle and that is not desirable for safety and access purposes. Additionally, the intersection of this road would be potentially too close to the Ridge Road intersection and not provide enough site distance. Therefore, the northerly local road in Subarea J-2 that connected to J-1 would become a cul-de-sac, and a new through road connecting Subareas J-1 and J-2 would be placed south and create a direct connection to Airport Road, see Figure 3.

FIGURE 3-PROPOSED CIRCULATION CHANGES IDENTIFIED¹



The proposed reconfigured street system will not affect the number dwelling units proposed in Subareas J-2 and J-3. The total number of dwellings units is still proposed to be more than in the approved specific plan with the transfer of dwelling units from Phase 1A Vesting Tentative Tract Map 3166² and from the transfer of dwelling units from Subarea G³ (the Community Park site). The reconfigured road system is in substantial conformance with the Beechwood Specific Plan because the acreage quantities of the land uses and the proposed number of dwelling units for Subarea J-2 and J-3 have not decreased from the approved BSP.

- Created a pedestrian connection from cul-de-sac to Street R

As part of the compliance with MMRP GHG2 (d) which requires a connection from cul-de-sac's or dead-end roads to either a dedicated multi-use path or street. The cul-de-sac on Street S serves

¹ Source: Beechwood Specific Plan, Figure 2C: Land Use Diagram with Subarea

² Approved Resolution No. PC 21-041

³ Per the City's Beechwood Specific Plan Table 2-5, Development by Subarea, Footnote 5

more than five parcels and a proposed dedicated pathway (Lot 86) from Street S to Street R is provided adjacent to Lots 31 and 76, see Figure 4.

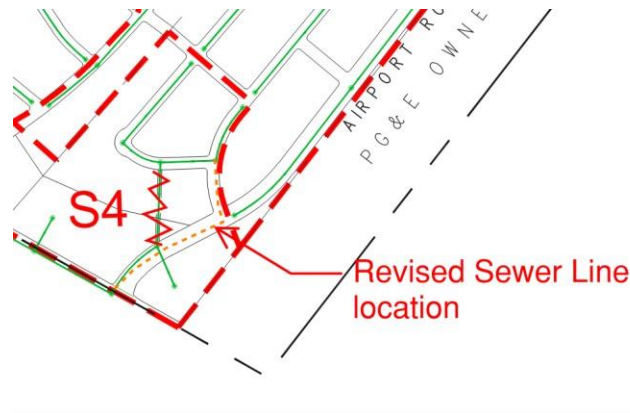
FIGURE 4 PEDESTRIAN ACCESS FROM STREET S TO STREET R



- Realigned sewer line in subarea J-1 into Street V

The original sewer design within Area J was revised to collect the sewer within Street S and run it down the street and connect to Street V to Airport Road, see Figure 5. This revision means there is no longer a need for a sewer line bisecting the Subarea J-1 and J-4. The realignment of the sewer lines will remain within sewershed S4 boundary of the BSP as initially planned.

FIGURE 5 SEWER LINE RELOCATION



PARKS, OPEN SPACE, AND NATURAL RESOURCES

The design of the VTTM 3192 and MDP incorporates the BSP's Park, Open Space and Natural resource requirements.

Useable Open Spaces

- Area J-1 includes two useable open spaces (Amenitized passive park areas). Lot 88 and Lot 87 are identified as amenity lots for passive park use. Lot 84 is a pedestrian pathway that will connect to Subarea I-1's future park space.

Non-usable open spaces

- Conserved Open Space areas are consistent with Table 3-1 and Figure 3A of the BSP. Lot 90 is designated as a conservation open space.
- Lot 85 is identified as amenitized passive park area.

Multi-Use Pathways

- The 10' multi-use pathways are provided along Airport Road and Creston Road identified in the MDP and VTTM's improvement design as specified.
- The 8' multi-use pathway is provided along Ridge Road and identified in the MDP and VTTM's improvement design as specified.
- An 8' pedestrian pathway is provided connecting Subarea J-1 to Subarea I-1 future open space lot.

Natural Pathway

- A proposed 6' native pathway is provided in the location adjacent to Subareas J-1 and J-4.

Natural Resources

- Oak Tree Preservation- The location of trees identified for removal and preservation are on the VTTM map sheet 2. The tree preservation measures are consistent with the Oak Tree Preservation Plan and oak tree removal permit OTR 19-05 CC/ Res. 20-154.
- The project proposes the removal of 4 trees and retaining 7 oak trees. Oak Tree 108 was not originally evaluated in the OTR 19-05 CC/ Res. 20-154. Althouse and Meade conducted a review of Tree 108 on July 29th and determined the health rating of 4. Oak Tree 108 is proposed to be removed.
- Wetlands – Wetland areas to be preserved are at the location as indicated in the Beechwood Specific Plan. Wetland mitigation and preservation plans have been prepared and are subject to review and approval of the City and appropriate resource agency (e.g., State Fish and Wildlife, ACOE).

CIRCULATION AND CONNECTIVITY

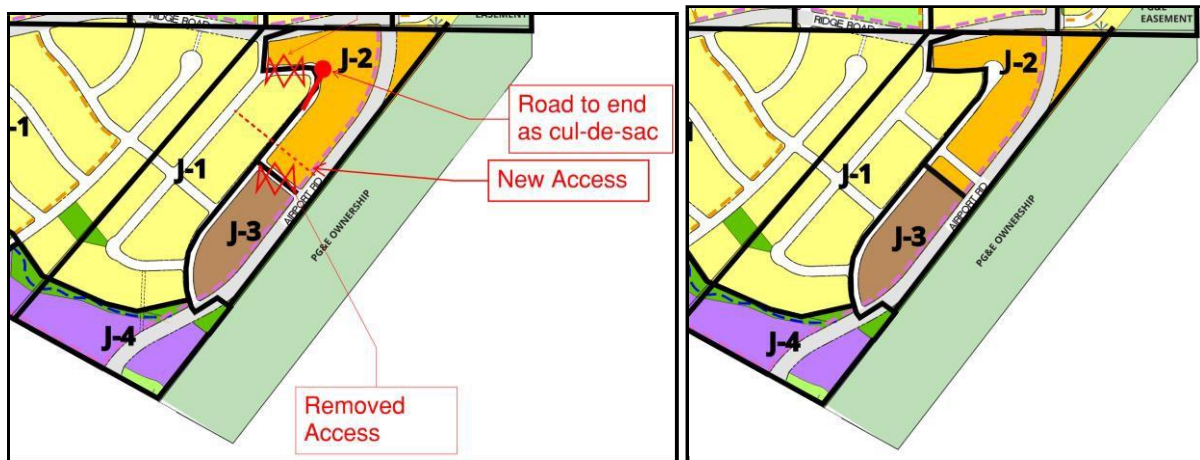
The design of the VTTM 3192 and MDP incorporates the BSP's Circulation and connectivity requirements.

Conceptual street design

- The design of major and in tract private roads are shown in sheets no. 3, 6-8 of the VTTM and Sheets 2, 5 and 6 of the MDP.
- All major and in tract road sections comply with the BSP's Chapter 4 Circulation and Connectivity, Section 4.1 Circulation Plan's Roadway Network in sheet 3 of the VTTM 3192 and Sheets 5 of the MDP.

Circulation Plan/Network

- Major roadways, Ridge Road, Airport Road and Creston Road are proposed consistent with the BSP's locational and design/improvement criteria together with required public street dedications.
- In-tract roads are proposed consistent with the BSP's design/improvement criteria together and will be privately maintained as separate lots. Minor changes were made to the circulations pattern between J-1 and J-2 with the addition of the cul-de-sac and relocation and extension of Street T.

FIGURE 6-PROPOSED CIRCULATION CHANGES IDENTIFIED⁴

- Bicycle/Pedestrian network is consistent with the BSP's locational and design criteria including multi-use pathways along major roadways, enhanced sidewalks, and in-tract sidewalks.
- An 8' pedestrian pathway from Street S and Street R provides connection from the cul-de-sac to another street.

Planting Plan and Plant Palette for All Streetscapes

- The planting plan and palette for all streetscapes is identified in the MDP sheet 7 and are consistent with the BSP's Appendix D: Streetscape Planting Plans for Major Roadways and local streets design criteria.

UTILITIES AND PUBLIC SERVICES

Onsite infrastructure and utilities are consistent with the BSP.

Infrastructure Improvements

- Sewer, water, storm drain and storm water quality improvements are consistent with the associated plans in the BSP. Solid waste, electric power, gas supply, and communication infrastructure to be provided by private franchise companies.
- Offsite sewer pump station is located on Lot 219 of approved VTTM 3166.
- An 8" sanitary sewer line will be installed within Creston Road and connect to the proposed sewer pump station.
- Waterline extension to Meadowlark Road along Airport Road. If Subarea J is constructed prior to Subareas D&E, a 12" waterline will be installed along Airport Road to the intersection of Meadowlark Road. The waterline is part of VTTM 3198 for Subareas D&E.
- Waterline extension to Beechwood Drive along Creston Road. If Area J is constructed prior to Subarea I-2 or I-3, a 12" waterline will be installed along Creston Road to the intersection of Beechwood Drive.

⁴ Source: Beechwood Specific Plan, Figure 2C: Land Use Diagram with Subarea

- Recycled waterline extension to Meadowlark Road along Airport Road. If Subarea J is constructed prior to Subareas D&E, a 6" recycled waterline will be installed along Airport Road to the intersection of Meadowlark Road. The recycled waterline is part of VTTM 3198 for Subareas D&E.
- Recycled waterline extension to Beechwood Drive along Creston Road fronting Subarea J-4.
- Lot 91 is designated for a water booster station to service the development.

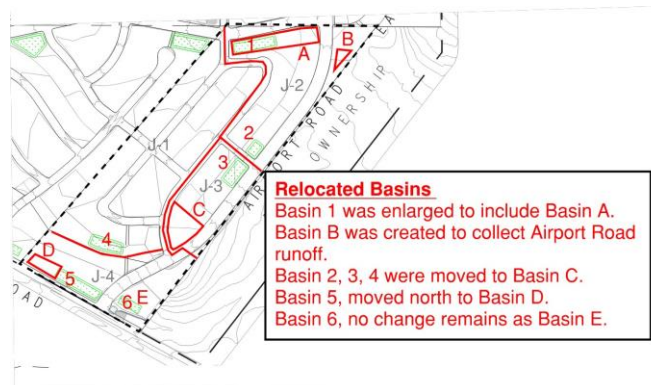
Grading

- Preliminary grading as shown on Sheets 10-12 of the Vesting Tentative Map. Grading Sections sheet 8, are consistent with the grading concept shown in the BSP. Maximum cuts and fills are below the limits of cuts up to 20 feet and fills up to 15 feet. Cut and fill raw earthwork volumes are approximately 195,970 CY and 153,370 CY respectively.

Stormwater Basins

- Stormwater basins are designed with 3:1 slopes. A 4 foot tubular steel fence will surround the perimeter of the basins. The water quality basin design and locations have been refined based the revised street and grading design. The location of the proposed water quality basins located in J-1, J-2 and J-3 and J-4 has been revised, see Figure 7 below for the revised locations. The sizing of the water quality basin meets the BSP requirements.

Figure 7 Storm Water Quality Basin Revised Locations



- Typical Landscaping along the edge of the basins is incorporated, see MDP sheet 8. Basin Bottoms to be mulched or use planting which would require irrigation such as Juncus.
- A subterranean water quality chamber basin is proposed for the future mixed-use Lot 82. The design and materials to be determined by future development plan.
- Landscape improvement plans for public improvement plans (detention basins) to go through Development Review Committee (DRC) prior to recording final map.

Public Services

- VTTM 3192 anticipates payment of development impact fees for police, fire, library, and administrative services in accordance with City Development Fee Ordinances together with school fees paid to the Paso Robles Joint Unified School District at time of building permit.

Fencing and Walls

The proposed fence, wall and monumentation location is shown on sheet 10 of the MDP. Proposed fencing and walls will go through Development Review Committee (DRC) for final colors. Final details for free standing neighborhood signs to go through DRC.

DENSITY TRANSFER

As permitted in the Beechwood Specific Plan Section 2.6 Development Potential and Table 2-5 and the Development Agreement, section 2.1.3 Density Transfer Provision, the proposed project includes the transfer 11 dwelling units to Subarea J approved in Resolution PC 21-041. The development of Subarea G into the Community Park site allows for the transfer of 16 residential units as required by Beechwood Specific Plan's Table 2-5, Development by Subarea, Footnote 5. This transfer of density units will allow up to 220 units in Subarea J. The Master Development Plan and VTTM 3192 contains 76 single family dwelling units and allocated up to 146 multi-family residential units.

ARCHITECTURAL STYLES

The project submittal does not include architectural design plans for residential and mixed uses. The residential building plans of any Subareas (J-1, J-2, J-3 and J-4) will be submitted to the City for review and approval by the Planning Commission prior to building permit issuance. Planning Commission will review the following development standards:

- Final architectural designs for each of the stock/model house plans
- House architectural elevations need to show "wrap" details for street side yard and other elevations that may have prominent views from the public streets. Wrap details would include window/trim, siding materials, and other architectural details.
- Final setbacks for primary residences, accessory dwelling units, and detached accessory buildings.
- Typical front and street side yard landscape and irrigation plans. Note: turf in front yards is discouraged, and if used shall be consistent with City's Water Efficient Landscape Ordinance.
- Individual lot fencing/wall plans including specific materials and colors (fencing styles and types shall be consistent with the fencing outlined in the BSP/MDP);
- Utility plan (both overall site and individual lot) that shows location of equipment such as but not limited to electrical transformers, HVAC equipment, water back flow devices.

WORKFORCE HOUSING AND ADU'S

The project will comply with Development Agreement's number of workforce housing and ADU allocation for Phase 2 (Subareas J-1, J-2, J-3, and J-4).

TABLE 4 WORKFORCE AND ADUS FOR EACH SUBAREA FROM THE DEVELOPMENT AGREEMENT¹

Subarea	Gross Acres	Section 3.1.2.1 Option 2- Number of Apartment Units ⁽⁴⁾	Number of Workforce Housing Units ⁽²⁾	Number of ADUs
J-1	15.95	-	2	7
J-2	9.65	-	-	-
J-3	6.21	Min. 60	-	-
J-4	6.49	-	-	-
J Total	38.30	Min. 60	2 ⁽³⁾	7 ⁽³⁾

Notes

1. Source: Development Agreement Exhibit J
2. Units can be moved between subareas that share the same ownership with approval by the City
3. If subarea G units are reallocated for the community park, the proportionate share of affordable and ADU units will be assigned to the subarea the units are relocated to. Proposed to reallocate 2 WFH units transferred to Area J and 1 ADU transferred to Area J.
4. Apartments are Deed restricted per Housing Affordability section in the Development Agreement, at the affordability levels, unit counts by sub-area, and affordability restriction term lengths specified in section 3.1.2, depending on whether Developer selects Option 1 or Option 2 of the Development Agreement.

STREET NAMES

The following are the proposed street names:

Street R- Oriole Way
Street S- Gloria Avenue
Street T-Artisan Way

Street U-Rockrose Place
Street V-Gloria Avenue

DEVELOPMENT REVIEW COMMITTEE RESPONSIBILITIES:

Prior to the issuance of a final map, the following plans shall be reviewed and approved by the Development Review Committee (DRC) for consistency with PD 21-11 Master Development Plan:

- Final colors of common area fencing and walls.
- Final details for free standing neighborhood signs.
- Landscape improvement plans are part of public improvement plans (detention basins)

CONSISTENCY WITH MASTER DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Beechwood Specific Plan (BSP) Figure 6C Master Development Plan (MDP) identifies the location of eight MDPs and the corresponding submittal requirements. The attached MDP falls within areas 7 and 8. Table 6 outline the how the attached MDP is consistent with Figure 6C Master Development Plan submittal requirements for Subareas J-1, J-2, and J-3 for Master Development Plan 8:

FIGURE 8 MASTER DEVELOPMENT PLAN REQUIREMENTS FOR BSP**TABLE 5 MASTER DEVELOPMENT PLAN REQUIREMENTS AND CONSISTENCY TABLE FOR AREA 8**

Beechwood SP's MPD Requirements per Figure 6C	MDP submittal	Compliance with BSP (Yes/No)
1. Land Use Summary indicating the maximum number and type of dwelling units and density consistent with the approved Specific Plan.	See sheet 1 of MDP's table "LAND USE SUMMARY AND CONSISTANCY TABLE" AND "MASTER DEVELOPMENT PLAN REQUIREMENTS"	Yes
2. Net acreages, lot sizes, and permitted maximum-minimum density ranges of the different development areas within the Master Development Plan.	See sheet 1 of MDP's table "LAND USE SUMMARY AND CONSISTANCY TABLE" AND "MASTER DEVELOPMENT PLAN REQUIREMENTS"	Yes
3. Conceptual street design that identifies the classification of streets proposed within the plan area and existing streets adjacent to the plan area. Points of connection with streets within adjacent	See sheet 5 of MDP	Yes

	Master Plan Areas shall be identified.		
4.	Locations of natural, conserved and improved open space areas and public parks and other amenity areas and oak trees to be preserved.	See sheets 2 and 7 of MDP	Yes
5.	An illustration of landscape/streetscape planting along major roads and interior streets	See sheets 6 and 12 of MDP	Yes
6.	Locations of water quality basins and other significant drainage and stormwater facilities required within the Master Development Plan area.	See sheet 8 of MDP and VTTM 3192 sheets 10-12	Yes
7.	Locations of other key infrastructure components such as wastewater lift stations, water pressure, booster station(s), and major roadways.	See sheet # of MDP and VTTM 3192 sheet 8, 12, and 22 (regarding major roadways a new booster station)	Yes
8.	Locations of perimeter sound/security walls.	See sheets 10 of MDP	Yes
9.	Locations of primary and secondary community and neighborhood gateways to be monumented	See sheets 10 of MDP	Yes
10.	Provide cross sections of all proposed streets within the Master Development Plan area indicating travel way, bike lane, parkway, and sidewalk and/or multi-use pathway widths consistent with the Specific Plan.	See sheet 2 of MDP and sheets # of VTTM 3192.	Yes
11.	Provide a Wall and Fencing Plan for perimeter sound/security walls, interior yard fencing, and any required special purpose fencing.	See sheet 10 of MDP.	Yes

Beechwood SP's MPD Requirements per Figure 6C	MDP submittal	Compliance with BSP (Yes/No)
12. Provide a Monumentation Plan showing size, materials, and conceptual design for community and neighborhood gateways/entries.	See sheets 10 of MDP.	Yes
13. Provide a planting plan and plant palette for all streetscapes (parkways, medians, multi-purpose pathways).	See sheets 6, 11 and 12 of MDP.	Yes
14. Provide typical planting plan and plant palette for front yards and water quality basins.	See sheets 8 and 11 of MDP.	Yes

Subarea J-4 includes mixed use development, open space amenities lots. The following Table 6 identifies what portions of Subarea J of this MDP submittal complies with Figure 6C for Master Development Plan 7. A future development plan will be required for the development of the Mixed-Use areas.

FIGURE 9 MASTER DEVELOPMENT PLAN REQUIREMENTS FOR BSP

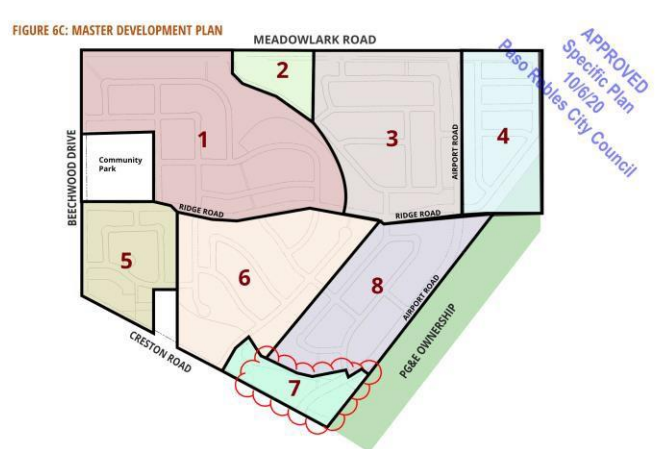


TABLE 6 MASTER DEVELOPMENT PLAN REQUIREMENTS AND CONSISTENCY TABLE FOR AREA 7

Beechwood SP's MPD Requirements per Figure 6C	MDP submittal	Compliance with BSP (Yes/No)
Provide an Illustrative Site Plan that includes the following:	MU areas to be part of a separate development submittal.	N/A
1. Emphasizes an appropriate transition from rural to suburban character for this City gateway.	MU areas to be part of a separate development submittal.	N/A
2. Conceptual building, driveway and parking locations that will accentuate building and outdoor spaces and minimize views of parking.	MU areas to be part of a separate development submittal.	N/A
3. Areas of natural or improved open space	See MDP sheet 2	Yes
4. Location(s) and estimated size of onsite water quality basins and drainage facilities	See MDP sheet 8 and VTTM 3192 sheets 9-11.	Yes
5. Architectural concepts appropriate for the rural-suburban interface	MU areas to be part of a separate development submittal.	N/A
6. Conceptual landscape plan that includes a plant palette, streetscape plan for Creston Road and the multi-use pathway, wall/fencing plan and monumentation plan	See MDP sheet 6 and 12.	Yes- streetscape plan for Creston

ENVIRONMENTAL SETTING AND EXISTING CEQA DOCUMENTATION

The Final Environmental Impact Report (FEIR) for the Beechwood Specific Plan, including accompanying Technical Reports and Mitigation, Monitoring, & Reporting Program (MMRP) was certified by the City Council on October 6, 2020. The FEIR provided a complete description of the site and the proposed Project including land use, numbers of dwelling units and density, lot size, street circulation, parks and open space, grading, and infrastructure improvements. Please refer to the FEIR for the description of the Project's environmental setting and site conditions and required Project mitigations. The VTTM and MDP are consistent with the Project Description, conclusions, and findings of the Certified FEIR.

The following summarizes mitigation measures and their status with VTTM 3192 and MDP.

Impact Mitigation Measure	VTTM, Permit or Plan to Complete Mitigation	Mitigation* Completed Yes/No	
		Yes	No
* A No response indicates condition requires or directs mitigation to a subsequent implementing plan, document, permit, or fee as a condition of approval of VTM 3192 and or MDP			
AES-2 Master Landscape Plans	Development Plan	x	
AES-3 Sports Field Lighting	Community Park Plans	N/A	
AQ-2b Temp Construction Impacts	Construction Documents & CAMP		x
AQ-2c Construction Equipment	Construction Documents & BACT		x
AQ-2e Idling Restrictions	Grading and Building Plans		x
AQ-2f Off-site Mitigation	Construction Documents & CAMP		x
AQ-3 Land Use Reduction Measures	Construction and building plans emission reduction measures per SLOAPCD CEQA AQ Handbook		x
AQ-4 Demolition Emission Control	Demolition Plans		x
AQ-5 Valley Fever	Construction Documents & Plans		x
GHG-2 Greenhouse Gas Reduction	Construction Documents & Plans, SLORTA consultation		x
BIO-1a Special Status Wildlife Species San Joaquin Kit Fox	Fee payment at Grading Permit/DU/AC		x
BIO-1b SJKF Impact Avoidance	Pre-Con Surveys & measures		x
BIO-1c W. Spadefoot Toad Impact Avoidance	Preconstruction surveys & Schedule		x
BIO-1d Pallid & Big-Eared Bats Impact Avoidance	Preconstruction surveys & Schedule		x
BIO-1e N. CA Legless Lizard Impact Avoidance	Preconstruction surveys & Schedule		x
BIO-1f Nesting Birds Impact Avoidance	Preconstruction surveys & Schedule		x
BIO-1g Worker Environmental Awareness Training	WEAP Training prior to construction		x
BIO-2a-c Wetlands & natural communities Impacts	Preconstruction permits -RWQCB, CDFW, USACE, USFWS. Dedicate conservation easements	Partial	x
BIO-3 Federal & state wetlands	Per BIO-2a-c		x
BIO-4 Wildlife movement	Per BIO 1a-1g Mitigation		x
BIO-5a & b Oak Tree Impacts	Construction Measures-Mapping, Documents & Plans	Partial	x
BIO-6 NCCP & HCP Conformity	Per BIO 5a & b	Partial	x
CR-1 Cultural & Tribal Resources	Preconstruction CRMP		x

Beechwood SP Phase 2 MDP and VTTM 3192 Project Description

April 24, 2023

Page 20

Impact Mitigation Measure	VTTM, Permit or Plan to Complete Mitigation	Mitigation* Completed Yes/No	
* A No response indicates condition requires or directs mitigation to a subsequent implementing plan, document, permit, or fee as a condition of approval of VTM 3192 and or MDP			
E-2 City CAP energy efficiency	Per GHG -2		x
GEO-2 & 3 Erodible & expansive soils, erosion	Geotech Report measures on Construction Plans		x
GEO-4a & b Paleo Resources	Preconstruction Worker Awareness Session & PRMMP		x
HAZ-4 Soil Sampling& Remediation	Preconstruction soil assessment	Report Complete	
N-3 Temp construction noise	Construction Equipment Noise Best Practices		x
TR-1 Construction-related traffic	Construction Traffic Control Plan		x
TR-2 Fair share funding for Caltrans intersection improvements	TIF contribution prior to building permit		x
TR-3a LOS at stop-controlled Intersections	TIF Fair share contribution		x
TR-4a 13 th St/Riverside Avenue Improvements	Construction Condition- signal timing optimization	x	x
TR-4b 13 th St/Paso Robles St Improvements	Construction Condition- signal timing optimization	x	x
TR-6 Improvements at Niblick Rd/South River Rd	Construction Plans with south bound lane and signal overlap	x	x
TR-8 Fair share funding for Caltrans intersection improvements.	TIF contribution prior to building permit- SR 46E at Union and Airport Rd.		x
TR-10 Improvements at Creston Rd/Charolais Rd	Construction Condition Evaluate & Install all-way Stop		x
TR-11 Queuing at three city-controlled intersections	Construction Condition- signal timing optimization per TR-4a & b		x
TR-13 Fair share funding for intersection improvements	TIF contributions prior to building permit for Creston Rd/Niblick Rd & 1 st St/Spring St.		x
TR-16 a & b Fair share contributions for Caltrans Ramps and Intersections	TIF contribution prior to building permit, SR 46E & US 101 SB Ramps at Riverside Ave/Pine St.		x
TR-20 Improvements North River Rd/Creston Rd	Construction Condition- signal timing optimization		x
TR-28 Crossing Improvements at Virginia Elementary School	Construction Plan for crossing improvements including RRFB		x
TR -29 Meadowlark Rd Class II bike lanes	Construction Plans	Partial	x
TR-21 Queuing deficiencies at two city-controlled intersections	Implement measures TR-6 & TR-13		x

FIGURE 6C: MASTER DEVELOPMENT PLAN



A Master Development Plans is required for each of the Master Development Plan Areas identified above consistent with the design standards and guidelines of the Beechwood Specific Plan and the appendices. The requirements of each Master Development Plan area are indicated below:

KEY

Development Master Plan:	Requirements
Master Development Plans 1, 3, 4, 5, 6, and 8	<ul style="list-style-type: none"> • Provide an Illustrative Site Plan that includes the following: <ul style="list-style-type: none"> • Land Use Summary indicating the maximum number and type of dwelling units and density consistent with the approved Specific Plan. • Net acreages, lot sizes, and permitted maximum-minimum density ranges of the different development areas within the Master Development Plan. • Conceptual street design that identifies the classification of streets proposed within the plan area and existing streets adjacent to the plan area. Points of connection with streets within adjacent Master Plan Areas shall be identified. • Locations of natural, conserved and improved open space areas and public parks and other amenity areas and oak trees to be preserved. • An illustration of landscape/ streetscape planting along major roads and interior streets • Locations of water quality basins and other significant drainage and stormwater facilities required within the Master Development Plan area. • Locations of other key infrastructure components such as wastewater lift stations, water pressure, booster station(s), and major roadways. • Locations of perimeter sound/security walls. • Locations of primary and secondary community and neighborhood gateways to be monumented.

Master Development Plans 1, 3, 4, 5, 6, and 8	<ul style="list-style-type: none"> • Provide cross sections of all proposed streets within the Master Development Plan area indicating travel way, bike lane, parkway, and sidewalk and/or multi-use pathway widths consistent with the Specific Plan. • Provide a Wall and Fencing Plan for perimeter sound/security walls, interior yard fencing, and any required special purpose fencing. • Provide a Monumentation Plan showing size, materials, and conceptual design for community and neighborhood gateways/entries. • Provide a planting plan and plant palette for all streetscapes (parkways, medians, multi-purpose pathways). • Provide typical planting plan and plant palette for front yards and water quality basins.
---	---

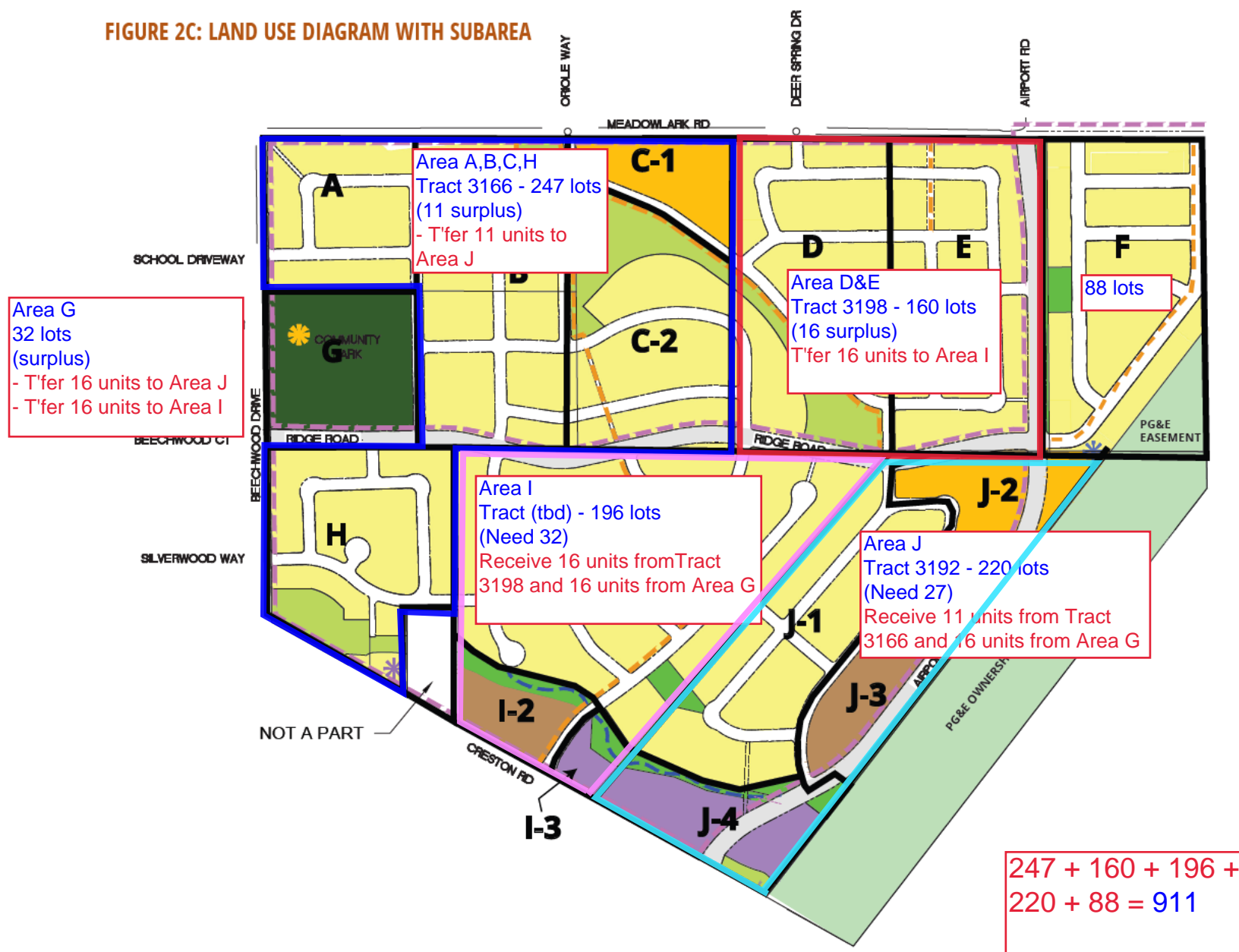
UPDATE REFLECTING UNIT YIELDS: Approved VTTMs 3166 & 3198 and Proposed VTTM 3192/DP22-19

Subarea	Current Owner	Gross Area (acres)	Dwelling Unit Allocation with Transfers per VTTMs 3166/DP21-11, 3192/DP22-18 & 3198/DP22-1919	Dwelling Units Resolution Allocated per SP & City Council NO. 18-067	Commercial Area (sf)	Gross Density (du/ac)
A	Harrod	9.75	34	36	-	3.5
B	Harrod	19.80	85	86	-	4.3
C Total	Harrod	19.95	76	82	-	3.8
C-1		4.50	42 ²	48 ²	-	9.3
C-2		15.45	34	34	-	2.2
D	Pensco	19.95	72	88	-	3.6
E	Erskine	19.95	88	88	-	4.4
F	Huebner	19.95	88	88	-	4.4
G	Delucca	9.66	0⁵	32⁵	-	0
H	Harrod	15.80	52	54	-	3.3
I Total	Erskine	38.02	196⁹	164	20,000	5.2
I-1		32.22	124	124	-	3.9
I-2		4.20	40 ³	40 ³	-	9.5
I-3 ⁸		1.80	-	-	20,000	-
J Total	Harrod	38.22	220¹¹	193	27,000	5.8
J-1		16.55	73 ¹⁰	60	-	4.5
J-2		9.70	66 ²	63 ²	-	6.7
J-3		4.67	81 ⁴	70 ⁴	-	17.3
J-4 ⁸		7.30	-	-	27,000	-
-	PG&E	23.78	-	-	-	-
Sub Total Residential	-	201.95	911⁶	911⁶	-	4.5
Sub Total Commercial	-	9.10⁸	-	-	47,000⁷	-
Total	-	234.83	911	911	47,000	-

Notes:

1. All areas and density are expressed in Gross acreage. Subarea acreage includes local roadways, parks, open spaces, and easements. Net density and acreage will differ; to be determined with implementing development applications in accordance with the Development Standards listed in this chapter.
2. Subareas C-1 and J-2, together, shall have a minimum of 50 units provided at 8 du/ac minimum. J-2 is increased 2 dwelling units with transfer of 2 units from Subarea G per Note 5 below.
3. Subarea I-2 shall have a minimum of 2.0 acres provided at 20 du/ac.
4. Subarea J-3 shall have a minimum of 3.0 acres provided at 20 du/ac. J-3 is increased 11 dwelling units with transfer of 11 units from Subarea G per Note 5 below.
5. As shown on the Land Use Diagram, Subarea G is anticipated to support a Community Park. However, 32 multiple family residential units are allotted to Subarea G per City Council Resolution No. 18-067. When the community park is expanded to the entire subarea as shown on the Land Use Diagram, the 32 dwelling units will be reallocated to Subareas I and J below Ridge Road. Additionally, all 32 units must take the form of one or more of the following building types: small lot single-family homes, duplex, triplex, fourplex, cottage court, townhouse, or multiplex.
6. Transfer of dwelling units within and between property ownership is permitted to allow design and market flexibility and avoid sensitive resources, provided the maximum number of units allowed by the Specific Plan is not exceeded.
7. Potential future conversion of commercial use to residential dwelling units in the Mixed Use-24 Land Use Designation at a rate of 1 dwelling unit per 1,000 sf of commercial use; reallocated by future amendment to the Specific Plan.
8. Includes approximately 3.5 acres of open space.
9. The total of 196 dwelling units includes 32 dwelling units not reflected in the individual totals for Subareas I-1 and I-2. The 32 dwelling units result from unrealized units in Subarea D, approved VTTM 3198, and 16 dwellings units transferred from Area G per Note 5 above.
10. Subarea J-1 is increased 13 dwelling units with transfer of 11 dwellings total from Subareas A, B, H & C-1 (VTTM 3166) and 2 units from Subarea G per Note 5 above.
11. The total of 220 dwelling units reflects the transfer of 27 dwellings units into Subarea J as follows: a total 11 dwellings units from Subareas A (2 units), B(1 unit), C-1 (6 units), and H (2 units) and 16 units from Subarea G per Note 5 above.

FIGURE 2C: LAND USE DIAGRAM WITH SUBAREA



Attachment 3

Draft Resolution A

RESOLUTION PC 23-XXX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A SPECIFIC PLAN DENSITY TRANSFER,
MASTER DEVELOPMENT PLAN and PD 22-19
FOR A RESIDENTIAL DEVELOPMENT
BEECHWOOD SPECIFIC PLAN – PHASE 2 (Area J)
APPLICANT – Harrod Paso, LP
PHASE 1B PROPERTY - APNs: 009-863-045, 046, 047, 048**

WHEREAS, Rick Engineering Company, on behalf of Harrod Paso, LP, has filed an application for a proposed Development Plan (PD 22-19) for Phase 2 of the Beechwood Specific Plan, which is located on approximately 39 acres of land located in the southeastern area of the City of Paso Robles, between Meadowlark Road and Creston Road on the east side of Beechwood Drive, APNs: 009-863-045, 046, 047, and 048; and

WHEREAS, allowed the Beechwood Specific Plan residential development units are being transferred between specific plan planning areas as shown on Exhibit A1; and

WHEREAS, in connection with PD 22-19, the applicant has filed Vesting Tentative Tract Map 3192, consisting of a request to subdivide Phase 2 of the Beechwood Specific Plan into 93 lots, where 76 lots would be for single family residential homes, 2 lots would be for future multi-family residential projects, 2 lots would be for mixed use development, and 13 lots would be for the private streets, detention basins, and open space lots; and

WHEREAS, the site has a Specific Plan land use designations Area J are Residential High (RH), Residential Medium (RM), and Residential Low (RL), ; and

WHEREAS, the uses proposed in connection with PD 22-19 are allowed uses are consistent with the BSP designations; and

WHEREAS, the purpose and intent of the planned development (PD) district zoning overlay is to provide for innovation and flexibility in the design of residential, commercial and industrial developments. Approval of a development plan is required for all development in the planned development (overlay) district; and

WHEREAS, the proposed subdivision plan includes a proposed grading plan that demonstrates how the site would be re-contoured to create residential building pads and street network. The proposed grading plan would result in approximately 207,000 cubic yards of earthwork including 87,000 cubic yards of exported soil. The proposed grading would result in cuts of 12 feet and fill of 14 feet. The applicant proposes to use contour-grading techniques to help blend the changes in topography in with the surrounding landscape; and

WHEREAS, the Beechwood Specific Plan includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would apply to

the PD 22-19 area, and would provide seamless integration with the existing improvements in neighborhoods to the east; and

WHEREAS, the proposed Project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure, and investment in the community; and

WHEREAS, the proposed grading plan would be consistent with oak tree removal permit OTR 19-05 (Res. 20-154) which allowed the removal of 6 oak trees, for Phase 2, Area J; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) was previously prepared for the Beechwood Specific Plan, and the proposed Vesting Tentative Tract Map and Master Development Plan for Phase 1A of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR); and

WHEREAS, On August 11, 2023, a Notice of Public Hearing was published in a newspaper of general circulation within the City of El Paso de Robles and was mailed to all interested parties, as well as property owners within a 300-foot radius; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed project on August 22, 2023, and the Commission continued the item to September 12, 2023 then continued again to September 26, 2023; and

WHEREAS, the Commission continued the project in order to allow the applicant more time to clarify questions from the public related to the proposed density transfers, and other design element questions raised by the Commission; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed project on September 26, 2023.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY FIND AND APPROVE THE FOLLOWING:

Section 1. Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. Compliance with the California Environmental Quality Act. Pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) was previously prepared for the Beechwood Specific Plan, and the proposed Vesting Tentative Tract Map and Master Development Plan for Phase 1A of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR); and

Section 3. Findings for Recommended Approval of PD 22-19. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, and subject to the Conditions of Approval and attachments hereto, the Planning Commission finds as follows:

a. The Master Development Plan and PD 22-19, as conditioned, is consistent with the Beechwood Specific Plan, and is consistent with: (1) the goals and policies established by the General Plan; (2) the policies and development standards established by the Zoning Ordinance; and (3) all other adopted codes, policies, standards, and plans of the City.

b. The Master Development Plan and PD 22-19 would be consistent with the surrounding neighborhood development pattern and land uses, because it is surrounded by other areas of the Beechwood Specific Plan and the PG&E easement].

c. The Master Development Plan and PD 22-19 will not be detrimental to the health, safety, morals, comfort, convenience, or general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city, as a result of the site planning demonstrating sufficient setbacks and landscaping.

d. The Master Development Plan and PD 22-19 accommodates the aesthetic quality of the City as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the City, and scenic corridors, based on the mixture of quality materials and landscaping.

e. The Master Development Plan and PD 22-19 is compatible with, and is not detrimental to, surrounding land uses and improvements, circulation system; it provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program recommended for adoption per CC Resolution 20-151, and participation in the Development Impact Fee Program.

f. The Master Development Plan and PD 22-19 contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses.

g. The proposed grading plan and changes to hillside ridgelines are consistent with the intent of the City's Grading Ordinance since these are minor topographic features and contour grading techniques will be incorporated to achieve a natural-appearing landform.

h. The proposed Master Development Plan and PD 22-19 for Phase 2, Area J, of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no "substantial changes" to the project or to the circumstances under which the project was undertaken are proposed, and there are no "new significant environmental effects" or a "substantial increase in the severity of previously identified significant effects" under the existing EIR).

Section 4. Project Approval. Based on all of the above, the Planning Commission of the City of El Paso de Robles, California, finds that PD 22-19 is compatible with the surrounding land uses in the vicinity and would provide for orderly growth and development, and does hereby **approvals of PD 22-19, as shown in Exhibits A1, A, and B-M**, attached hereto and incorporated herein by reference.

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. Melissa Boyer, the City Clerk, is the custodian of the record of proceedings.

Section 6. Execution of Resolution. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

APPROVED by the Planning Commission of the City of El Paso de Robles, California, at its regular meeting held on this 26th day of September 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joel Neel, Chairperson

ATTEST:

Warren Frace, Secretary

Exhibit A1 Amended Beechwood Specific Plan Table 2-5– density unit transfer
Exhibit A Conditions of Approval
Exhibit B-M: MDP/PD Exhibits

Exhibit A
Master Development Plan/PD 22-19
Site Specific Conditions of Approval
(Harrod Paso, LP)

Planning:

1. The Master Development Plan/PD 22-19 for Beechwood Phase 2 (Area J) shall be consistent with SP#5 Beechwood Specific Plan, unless modified by these conditions and standards.
2. The Master Development Plan/PD 22-19 shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution, and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions of Approval
B	TITLE SHEET
C	SITE PLAN (SUBAREAS J)
D	ADU ALTERNATIVES
E	LOT DEVELOPMENT STANDARDS
F	SIDEWALKS, PATHS, CONCEPTUAL PLAN
G	STREETSCENE PLAN
H	OAK TREE PRESERVATION
I	DETENTION BASINS - PLANTING & FENCING PLAN
J	WATER QUALITY TYPICAL BASIN SLOPE DESIGN
K	FENCE/WALLS
L	PLANT PALETTE FRONT YARDS
M	STREET TREES & OPEN SPACE TREES

3. The final map shall create no more than 76 residential -lots, 2 multi-family lots and 2 mixed use lots for Subareas J, as indicated in the Land Use Summary Table (See Title Sheet of the Master Development Plan, Exhibit B). All other lots created by the final map for open space, roads, drainage, and city utilities purposes shall include deed restriction that limit the lot to a non-residential use.
4. Master Development Plan (PD 22-19) shall be in substantial compliance with Planning Commission approved Resolution 23-____ approving Vesting Tentative Tract 3192 for Beechwood Phase 2.
5. Prior to the issuance of a building permits for houses within any of the Phases J, the following development standards shall be reviewed and approved by the Planning Commission:
 - a. Final architectural designs for each of the stock/model house plans
 - b. House architectural elevations need to show “wrap” details for street side yard and other elevations that may have prominent views from the public streets. Wrap details would include window/trim, siding materials, and other architectural details.
 - c. Final site planning, including setbacks for primary residences, accessory dwelling units, and detached accessory buildings.
 - d. Typical front and street side yard landscape and irrigation plans. Note: turf in front yards is discouraged, and if used shall be consistent with City’s Water Efficient Landscape Ordinance;

- e. Individual lot fencing/wall plans including specific materials and colors (fencing styles and types shall be consistent with the fencing outlined in the BSP/MDP);
 - f. Utility plan (both overall site and individual lot) that shows location of equipment such as but not limited to electrical transformers, HVAC equipment, water back flow devices.
- 6. Prior to the issuance of a final map, the landscape improvement plans shall be reviewed and approved by the Development Review Committee (DRC) for consistency with PD 22-19 Master Development Plan:
 - a. Detention Basins
 - b. HOA slope areas for amenity Lot 83.
 - c. Passive Parks
- 7. Oak tree removals shall be substantially compliant with OTR 19-05 Res. 20-154 allowing for 6 trees to be removed for Phase 2, Area J. If after the precise grading plans are developed, it is determined that there are oak trees originally approved for removal that don't need to be removed, and there are trees that weren't approved for removal that now need to be removed, the project Arborist along with the City Arborist and City Staff can review and approve the changes for substantial compliance with OTR 19-05. If it is determined that oak tree removals are not substantially compliant with OTR 19-05 it will be necessary to take the additional removal request to the City Council for review and approval.
- 8. The grading plans shall be reconfigured as approved by the Arborist and the City to protect oak tree 110 within Lot 83, in a manner consistent with the Oak Protection Plan for the BSP.
- 9. Mitigation Measures outlined in City Council Resolution 20-151 for the BSP, shall be complied with at the timing as outlined in the MMRP.

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192

CITY OF PASO ROBLES, CA



INDEX OF SHEETS

SHEET NO.	TITLE
1	TITLE SHEET
2	ILLUSTRATIVE PLAN (SUBAREAS J-1, J-2, J-3, & J-4)
3	ADU ALTERNATIVES
4	LOT DEVELOPMENT STANDARDS
5-6	STREETS AND MULTI USE PATHWAYS PLAN
7	OAK TREE PRESERVATION
8	DETENTION BASINS - PLANTING & FENCING PLAN
9	WATER QUALITY TYPICAL BASIN SLOPE DESIGN
10	FENCE/WALLS
11	PLANT PALETTE FRONT YARDS
12	STREET TREES

GENERAL PLAN & ZONING

EXISTING GENERAL PLAN: BEECHWOOD SPECIFIC PLAN

EXISTING LAND USES:

- RESIDENTIAL SINGLE FAMILY-7
- RESIDENTIAL MULTIPLE FAMILY-14
- RESIDENTIAL MULTIPLE FAMILY-24
- MIXED USE-24
- OPEN SPACE - AMENITIZED GREEN SPACES
- OPEN SPACE - CONSERVATION

EXISTING ZONING (BEECHWOOD SPECIFIC PLAN):

- RESIDENTIAL LOW B-RL
- RESIDENTIAL MEDIUM B-RM
- RESIDENTIAL HIGH B-RH
- MIXED USE B-MU
- OPEN SPACE RECREATION B-OSR
- OPEN SPACE- CONSERVATION B-OSC

PROPOSED GENERAL PLAN: NO CHANGES PROPOSED

PROPOSED ZONING: NO CHANGES PROPOSED

SEE MINOR ADJUSTMENTS MADE TO INTERNAL STREET ALIGNMENTS, LOT LAYOUT DESIGN, PRELIMINARY GRADING AND DRAINAGE SYSTEMS, OPEN SPACE AND PASSIVE PARK LOCATIONS, AND SEWER LINE ALIGNMENT IN THE "BEECHWOOD SP PHASE 2 MDP AND VTTM 3192 PROJECT DESCRIPTION", PREPARED BY RICK ENGINEERING, DATED 04/24/2023

SITE AREA

GROSS ACREAGE = 38.22 ACRES
NET ACREAGE = 33.60 ACRES

ASSESSOR'S PARCEL NUMBERS

009-863-015, 045, 046, 047, and 048

NOTES

THE BEECHWOOD SPECIFIC PLAN SHALL BE THE GUIDING DOCUMENT FOR THE DESIGN STANDARDS AND DEVELOPMENT OF THE PROJECT. THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR CITY ENGINEER SHALL DETERMINE CONSISTENCY BETWEEN THE SPECIFIC PLAN, VESTING TENTATIVE TRACT MAPS, DEVELOPMENT PLAN, AND CONSTRUCTION DOCUMENTS.

BSP Subarea Designation.
See tables, this sheet, for
site plan requirements and
land use consistency

LAND USE SUMMARY AND CONSISTENCY TABLE							
SUBAREAS	DU ¹ City Council Resolution No. 18-067	BSP		VTTM 3192			
		AREA (ACRES) ¹	DENSITY (DU / ACRE)	PROPOSED No of DU ⁷	PROPOSED AREA (GROSS ACRES) ⁸	PROPOSED DENSITY	CONSISTENT WITH BSP
							(YES OR NO)
J-1	60	16.55	3.6	73 ⁴	15.95	4.64	Y
J-2 ¹⁰	63 ³	9.70	6.5	66 ^{5,6}	9.65 ¹⁰	6.5	Y
J-3 ^{9,10}	70	4.67	15.0	81 ⁷	6.21 ¹⁰	13.0	Y
J-4	-	7.30	-	0 ⁶	6.49	0 ⁶	Y
Total	193	38.22		220	38.30		

Note:
BSP= Beechwood Specific Plan
1) DU= DWELLING UNITS
2) Gross acres per the BSP
3) Subarea J-2 of BSP shall have minimum of 50 units provided at 8 du/ac min.
4) Subarea J-1 to receive 11 DU's are transferred from VTTM 3166, and 3 DU's from Subarea G is permitted by Table 2-5, Development by Subarea, Footnote 5.
5) Subarea J-2 to receive 2 DU's from Subarea G as permitted by Table 2-5, Development by Subarea, Footnote 5.
6) Subarea J-2 DU includes 63 multi-family units and 2 residential single family units. The two RSF lots in J-2 (B-RM) would still be consistent with the BSP and Zoning because detached SFDs are allowed in the B-RM zone.
7) Subarea J-3 DU includes 11 DU's transferred from Subarea G is permitted by Table 2-5, Development by Subarea, Footnote 5.
8) Mixed Use Residential requires density transfer from residential areas of the plan by specific plan amendment.
9) Subarea J-3 shall have a minimum of 3.0 acres provided at 20 DU/acre.
10) The Transfer of dwelling units between Subarea J-2 and J-3 is permitted at time of final MDP.

MASTER DEVELOPMENT PLAN REQUIREMENTS ¹					
BSP SUBAREAS	BSP LOT SIZE (MIN/MAX)	VTTM 3192 & MDP PROPOSED LOT SIZE (MIN/MAX)	BSP DENSITY (MIN/MAX)	BSP LOT COVERAGE	PERMITTED BUILDING TYPE
J-1	2,720 sq ft / 12,000 sq ft	5,250 sq ft / 23,184 sq ft ²	0/7.0 du/acre	50% (60% on lots ≤ 5,000 sq ft.)	Single family dwelling, Accessory Dwelling Units
J-2	-	-	8.0/14.0 du/ac	60% (70% on lots ≤ 3,500 sq ft.)	Single family dwelling, Alley Loaded, Accessory Dwelling Units, small lot single family houses, duplexes, triplexes, townhouses, cottage courts.
J-3	-	-	15.0/24.0 du/ac	70%	Duplex, triplex, fourplex, Cottage Court, Townhouse and multiplex
J-4	-	-	0/24.0 du/ac ^{3,4}	80%	Primarily neighborhood service retail uses. High intensity residential uses may be allowed separately or as part of vertical mixed use development. ^{3,4} Fourplex, multiplex and commercial flex low rise.

Note:
1. REFER TO SHEET 4 FOR BUILDING FORM, SETBACKS, PARKING AND OPEN SPACE REQUIREMENTS
2. PROPOSED LOTS ARE WITHIN THIS RANGE EXCEPT FOR TWO LOTS EXCEED 12,000 S.F. LOT GEOMETRY AT THE ROADWAY REQUIRES INCREASED LOT SIZE TO ALLOW FOR ADEQUATE LOT FRONTAGES.
3. RESIDENTIAL DEVELOPMENT IN THE B-MU ZONE WILL REQUIRE DENSITY TRANSFER FROM AVAILABLE UNITS IN RESIDENTIAL AREAS OF THE PLAN, BASED ON THE ALLOCATION SHOWN IN TABLE 6-1. RESIDENTIAL-ONLY DEVELOPMENT IS ALLOWED ONLY IF NON-RESIDENTIAL DEVELOPMENT IS FOUND TO NOT BE VIABLE.
4. MIXED USE RESIDENTIAL REQUIRES DENSITY TRANSFER FROM RESIDENTIAL AREAS OF THE PLAN BY SPECIFIC PLAN AMENDMENT.

OWNERS/APPLICANTS

HARROD PASO, LP, A CALIFORNIA LIMITED PARTNERSHIP
385 VICTOR STREET, SUITE S
SALINAS, CA 93907
PHONE: (831) 596-7021
CONTACT: RAY HARROD

CIVIL ENGINEER/PLANNER

RICK ENGINEERING COMPANY
1160 MARSH STREET, SUITE 150
SAN LUIS OBISPO, CA 93401
PHONE: (805) 544-0707
CONTACT: JEREMY FREUND

SITE UTILITIES

WATER SUPPLY: CITY OF PASO ROBLES
SEWAGE DISPOSAL: CITY OF PASO ROBLES
GAS: SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY: PACIFIC GAS & ELECTRIC
CABLE TV: AT&T
CHARTER COMMUNICATIONS

LEGAL DESCRIPTION

LOTS 13-16 OF FINAL MAP 3160 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED 11/15/2021, BOOK 41, PAGES 29 THROUGH 41 OF MAPS.

BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)

TITLE SHEET

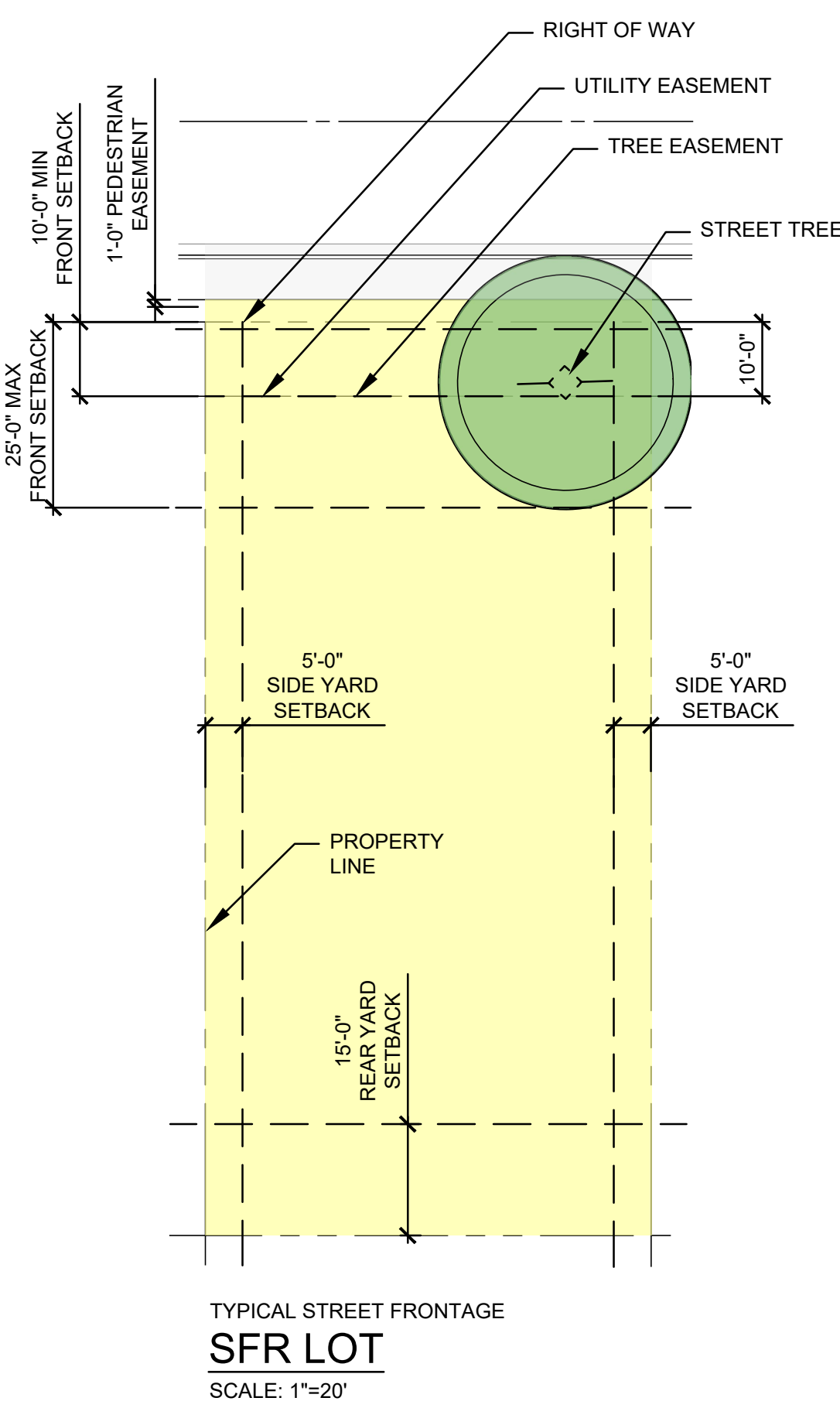
CITY OF PASO ROBLES, CA

JOB NO: 17671F SCALE: AS SHOWN DATE: 05/17/23 SHEET NO. 1 OF 12

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19

PHASE 2 FILED CONCURRENTLY WITH VTTM 3192

CITY OF PASO ROBLES, CA



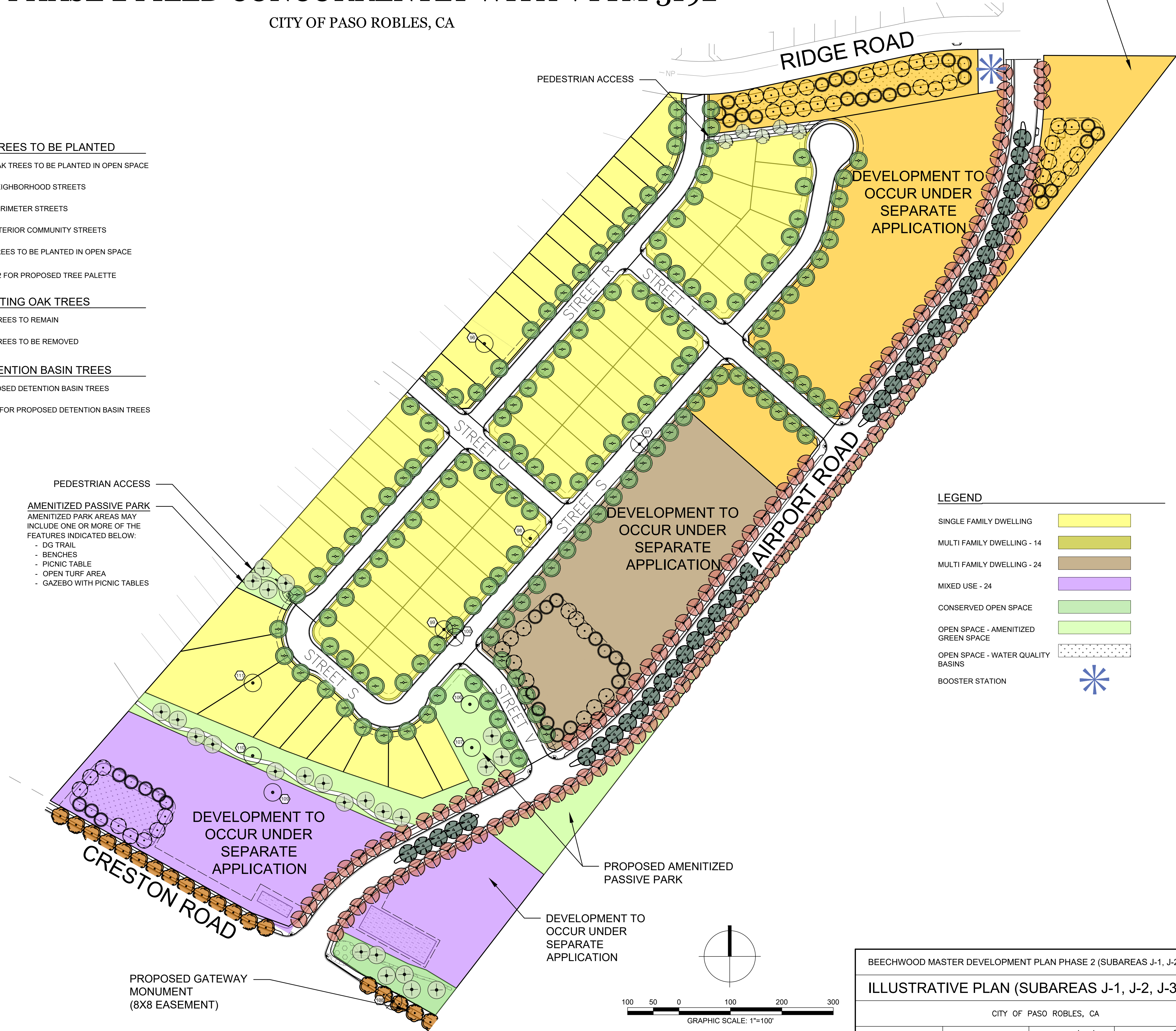
- SYM TREES TO BE PLANTED**
- OAK TREES TO BE PLANTED IN OPEN SPACE
 - NEIGHBORHOOD STREETS
 - PERIMETER STREETS
 - INTERIOR COMMUNITY STREETS
 - TREES TO BE PLANTED IN OPEN SPACE
- REFER TO SHEET 12 FOR PROPOSED TREE PALETTE
- SYM EXISTING OAK TREES**
- OAK TREES TO REMAIN
 - OAK TREES TO BE REMOVED
- SYM DETENTION BASIN TREES**
- PROPOSED DETENTION BASIN TREES
- REFER TO SHEET 8 FOR PROPOSED DETENTION BASIN TREES

PEDESTRIAN ACCESS

AMENITIZED PASSIVE PARK

AMENITIZED PARK AREAS MAY INCLUDE ONE OR MORE OF THE FEATURES INDICATED BELOW:

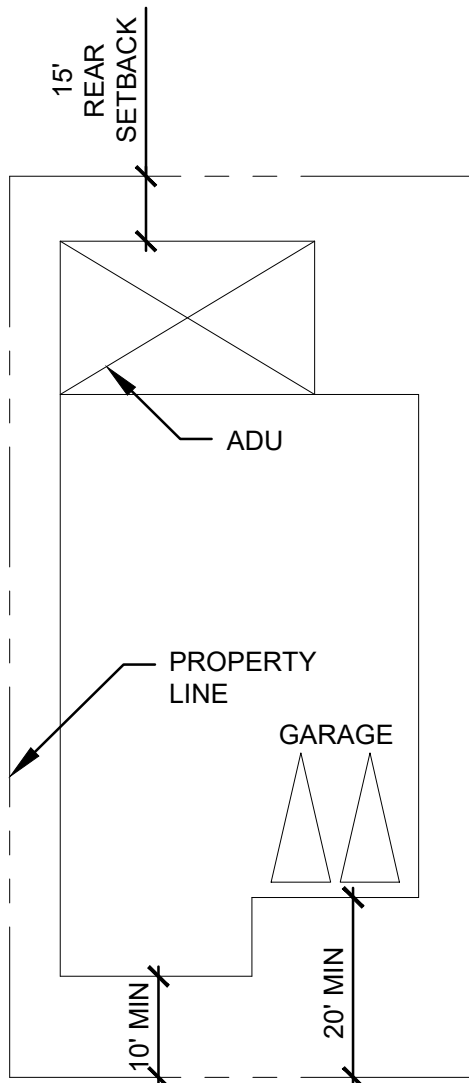
- DG TRAIL
- BENCHES
- PICNIC TABLE
- OPEN TURF AREA
- GAZEBO WITH PICNIC TABLES



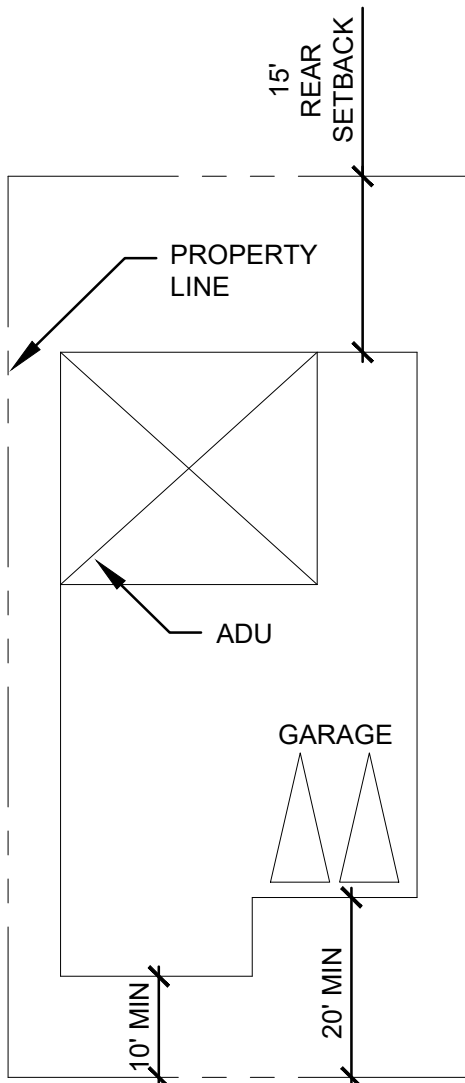
- LEGEND**
- SINGLE FAMILY DWELLING
 - MULTI FAMILY DWELLING - 14
 - MULTI FAMILY DWELLING - 24
 - MIXED USE - 24
 - CONSERVED OPEN SPACE
 - OPEN SPACE - AMENITIZED GREEN SPACE
 - OPEN SPACE - WATER QUALITY BASINS
 - BOOSTER STATION

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192
CITY OF PASO ROBLES, CA

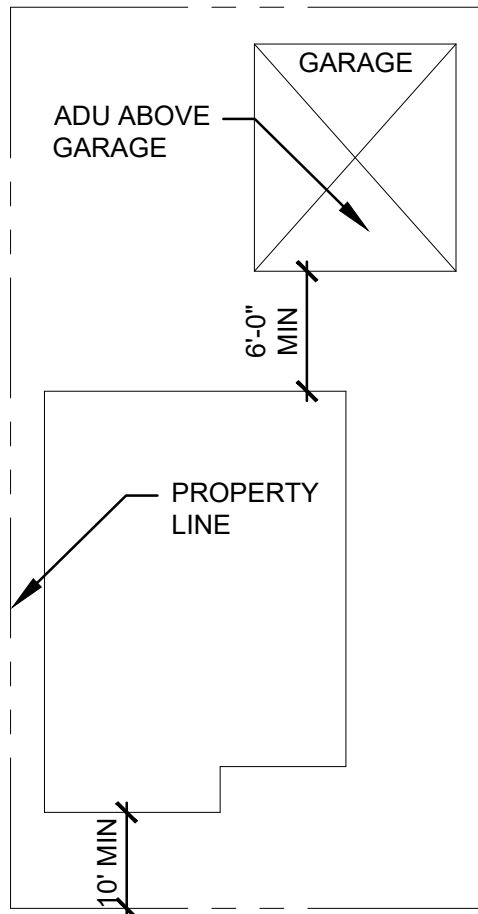
SINGLE FAMILY DWELLING



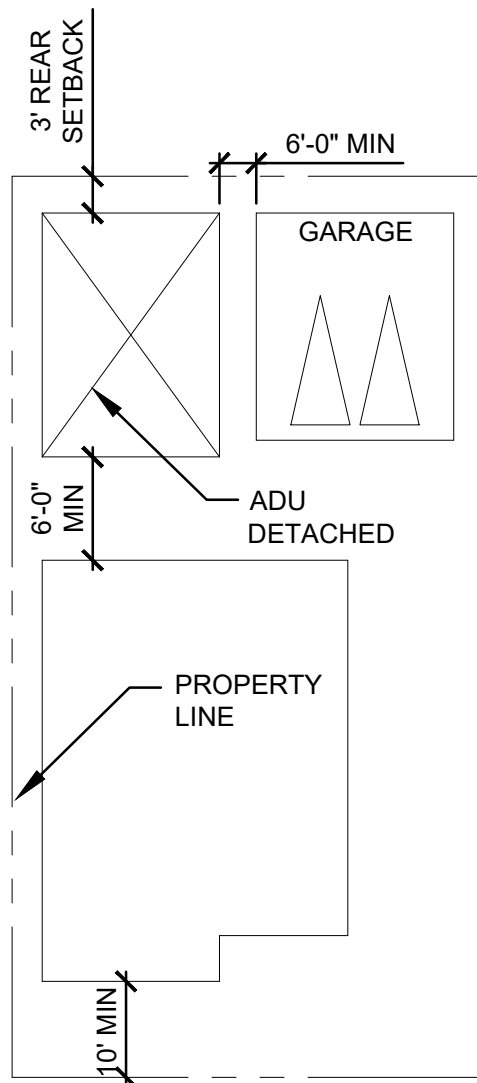
ADU EXAMPLE
**ATTACHED ADU
AT REAR**
NOT TO SCALE



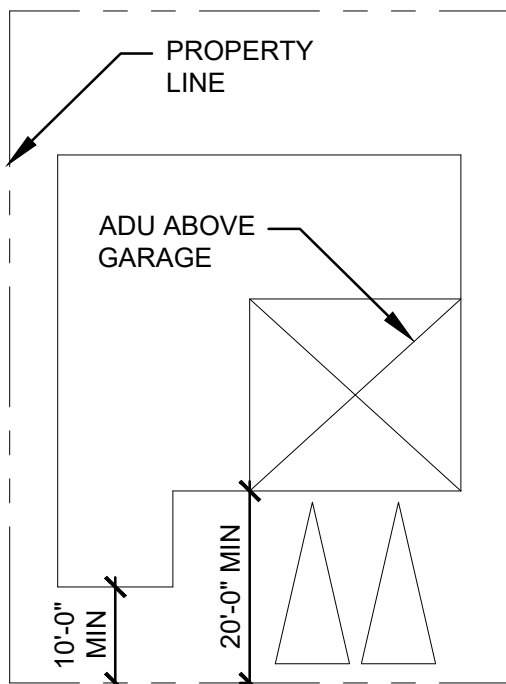
ADU EXAMPLE
**ATTACHED ADU
INTERIOR**
NOT TO SCALE



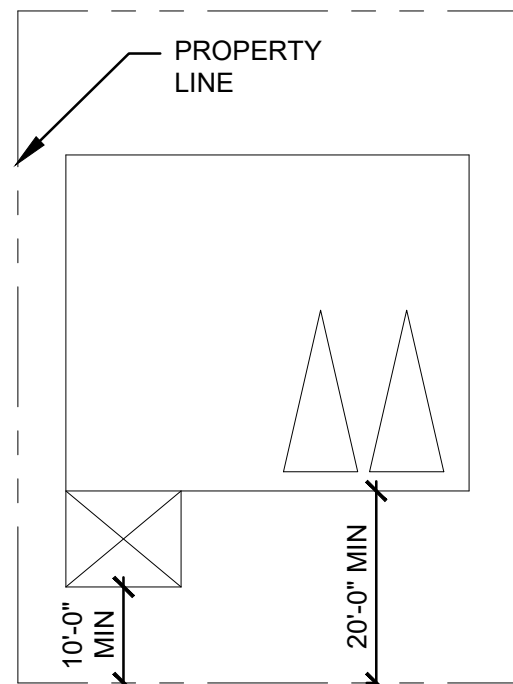
ADU EXAMPLE
**DETACHED ADU
ABOVE GARAGE**
NOT TO SCALE



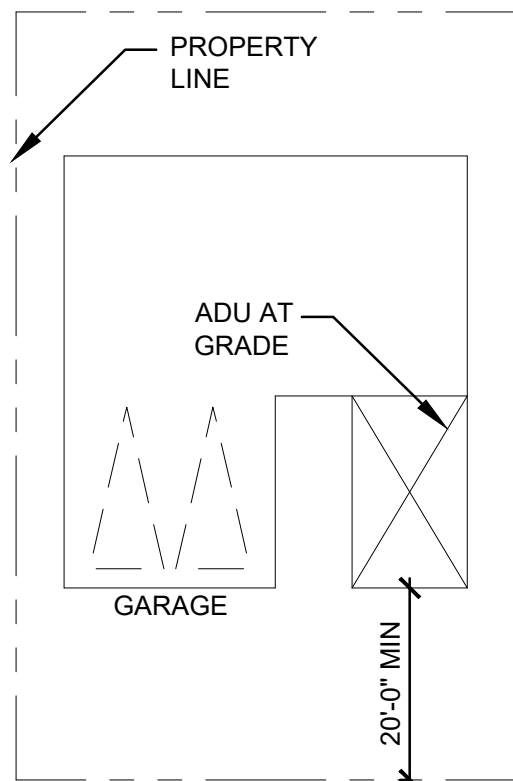
ADU EXAMPLE
**DETACHED ADU
AT REAR**
NOT TO SCALE



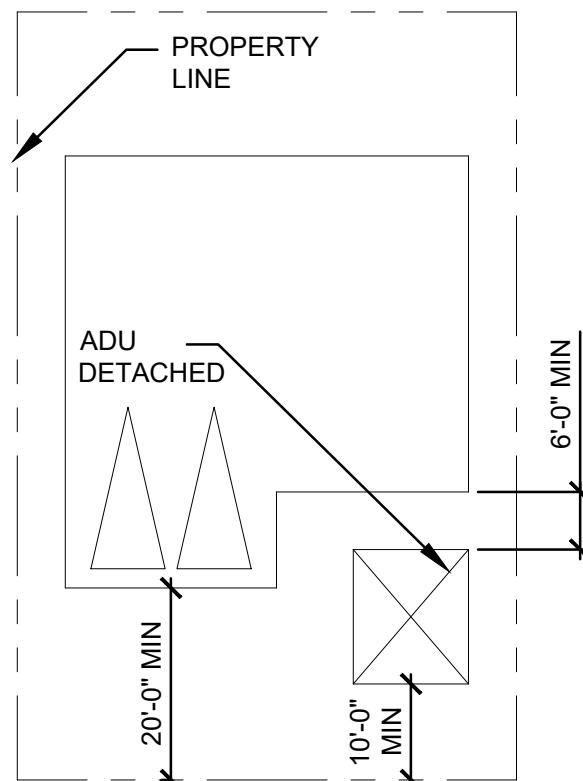
ADU EXAMPLE
**ATTACHED ADU
ABOVE GARAGE**
NOT TO SCALE



ADU EXAMPLE
ATTACHED
NOT TO SCALE

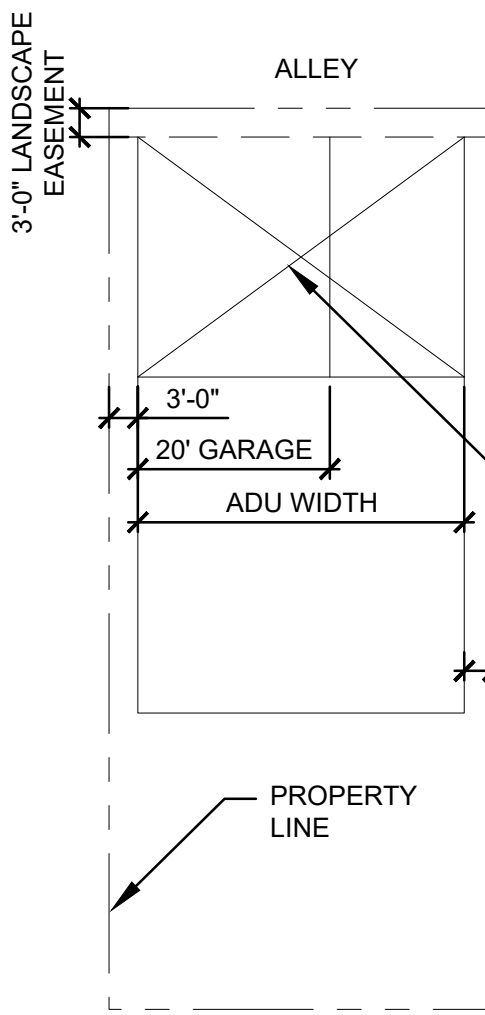


ADU EXAMPLE
**ATTACHED ADU
AT GRADE**
NOT TO SCALE

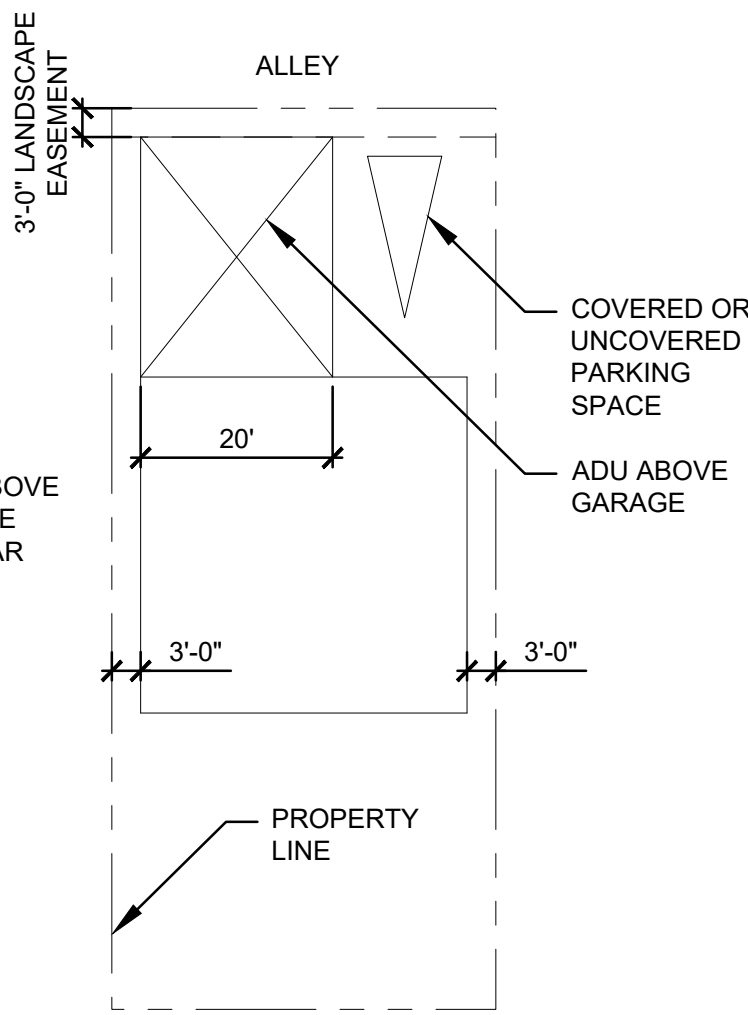


ADU EXAMPLE
DETACHED ADU
NOT TO SCALE

SINGLE FAMILY DWELLING ALLEY LOADED



ADU EXAMPLE
**ALLEY LOADED
ADU WITH PARKING
BENEATH**
NOT TO SCALE



ADU EXAMPLE
**ALLEY LOADED
ATTACHED OR
DETACHED***
NOT TO SCALE

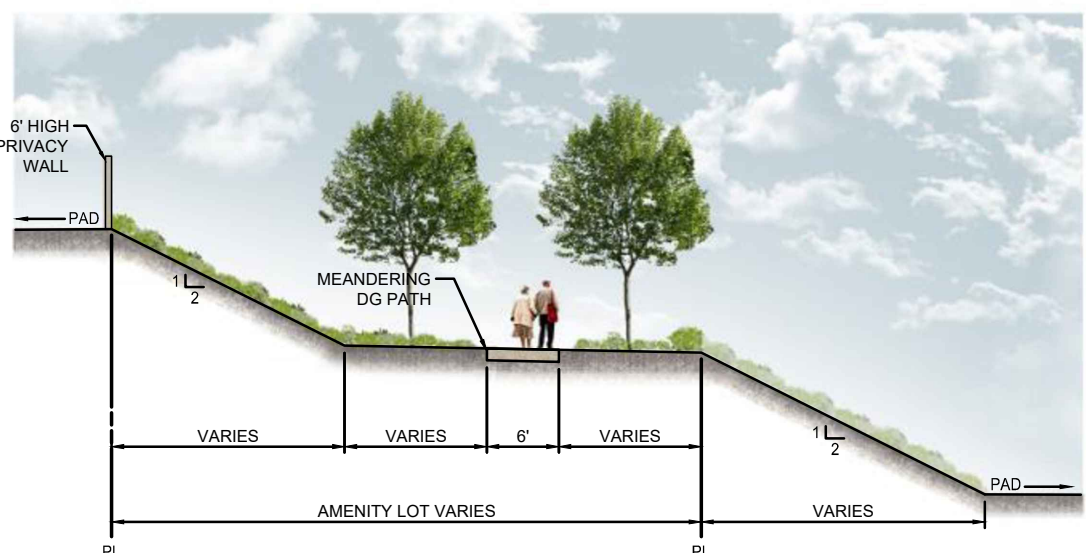
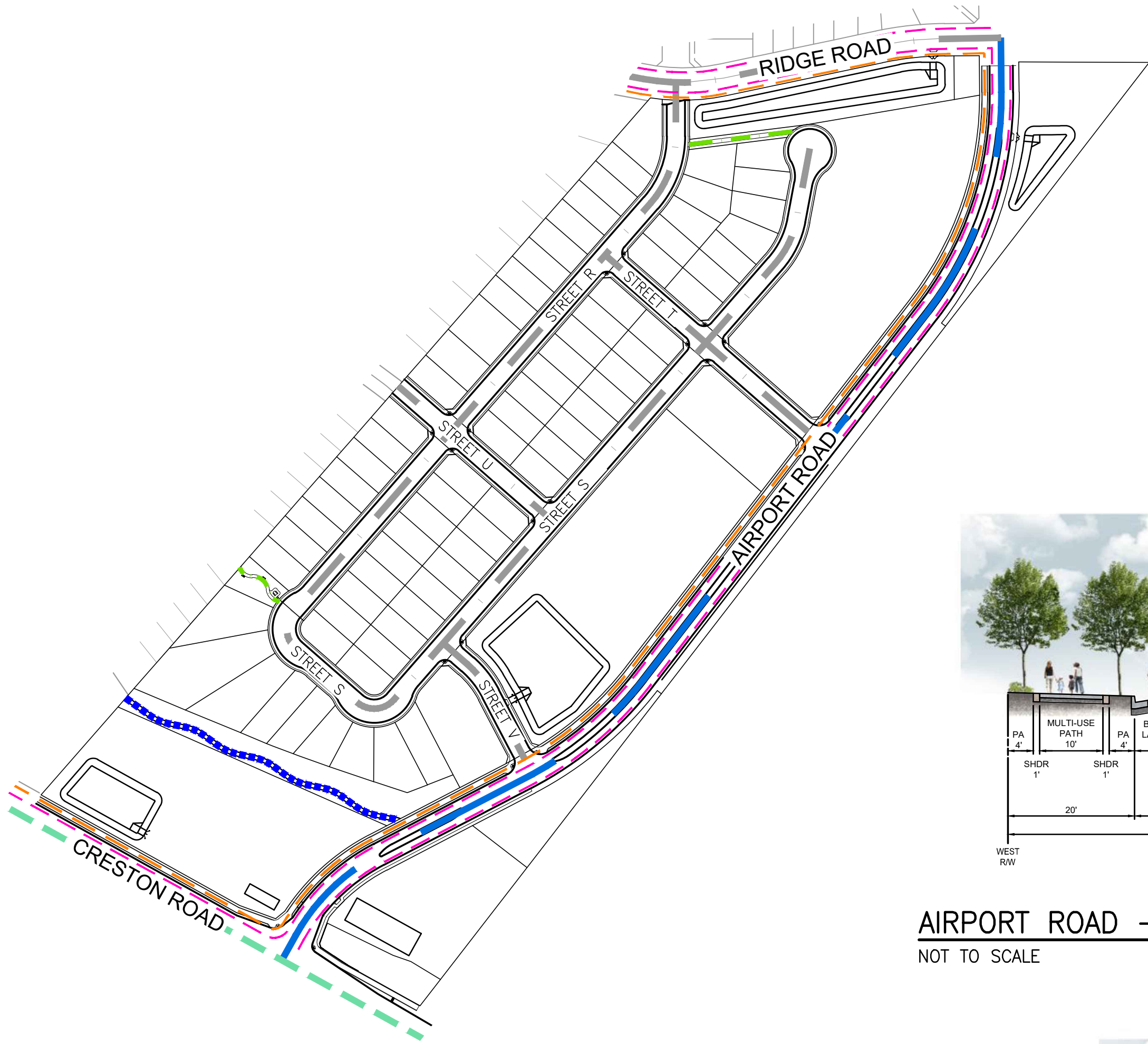
*IF DETACHED, A 6'
SETBACK IS REQUIRED TO
THE PRIMARY RESIDENCE

BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)			
ADU ALTERNATIVES			
CITY OF PASO ROBLES, CA			
JOB NO:	17671F	SCALE:	AS SHOWN
DATE:	05/17/23	SHEET NO.	3 OF 12

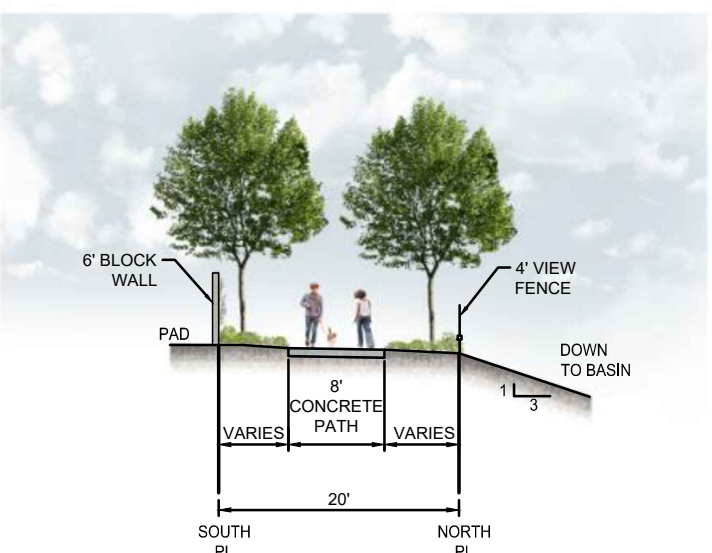
CITY OF PASO ROBLES, CA

[illegible]

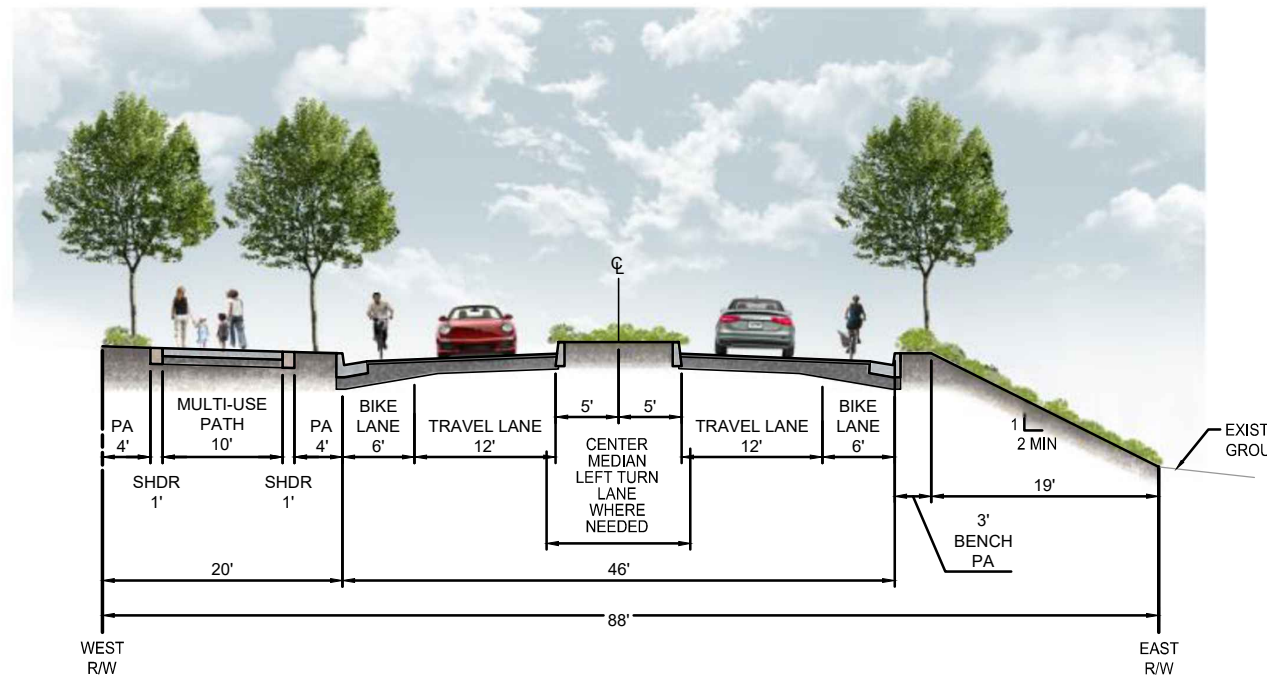
BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192
CITY OF PASO ROBLES, CA



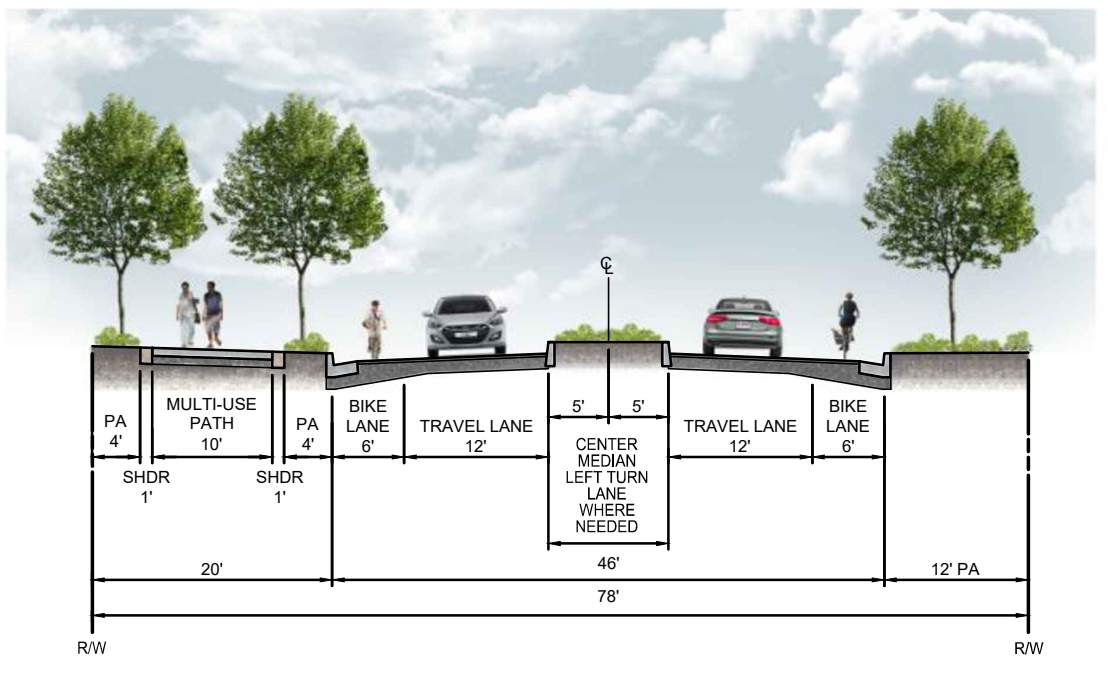
NATIVE TRAIL
NOT TO SCALE



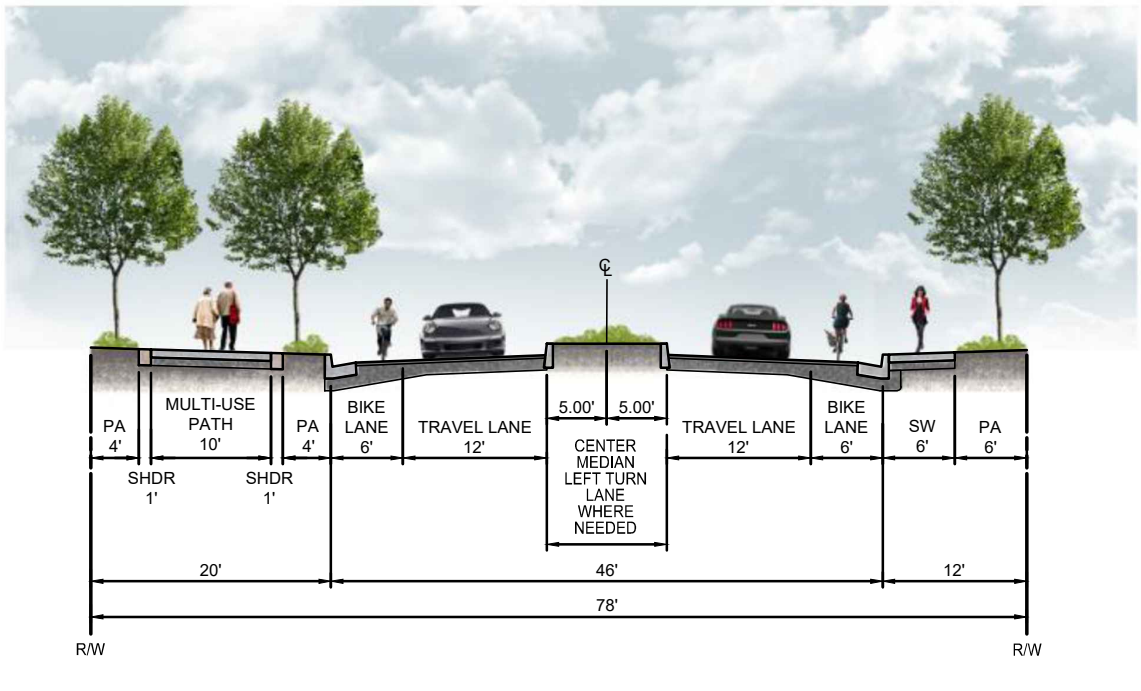
PROPOSED ENHANCED PEDESTRIAN
CONNECTION – LOT 86 NOT TO SCALE



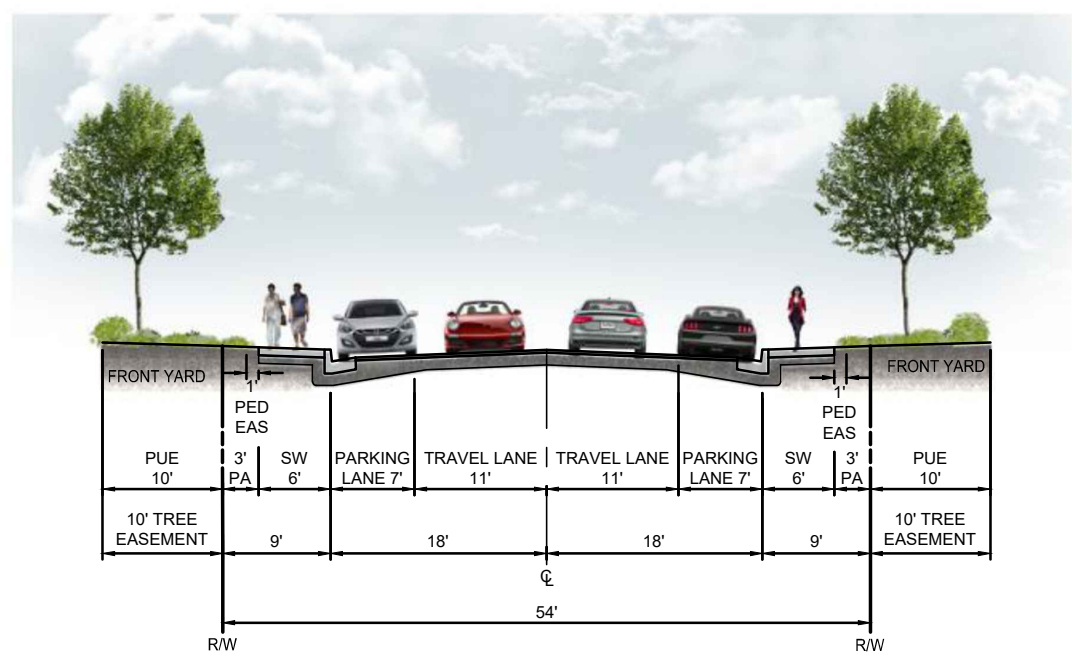
AIRPORT ROAD – ADJACENT TO EASTERN BOUNDARY
NOT TO SCALE



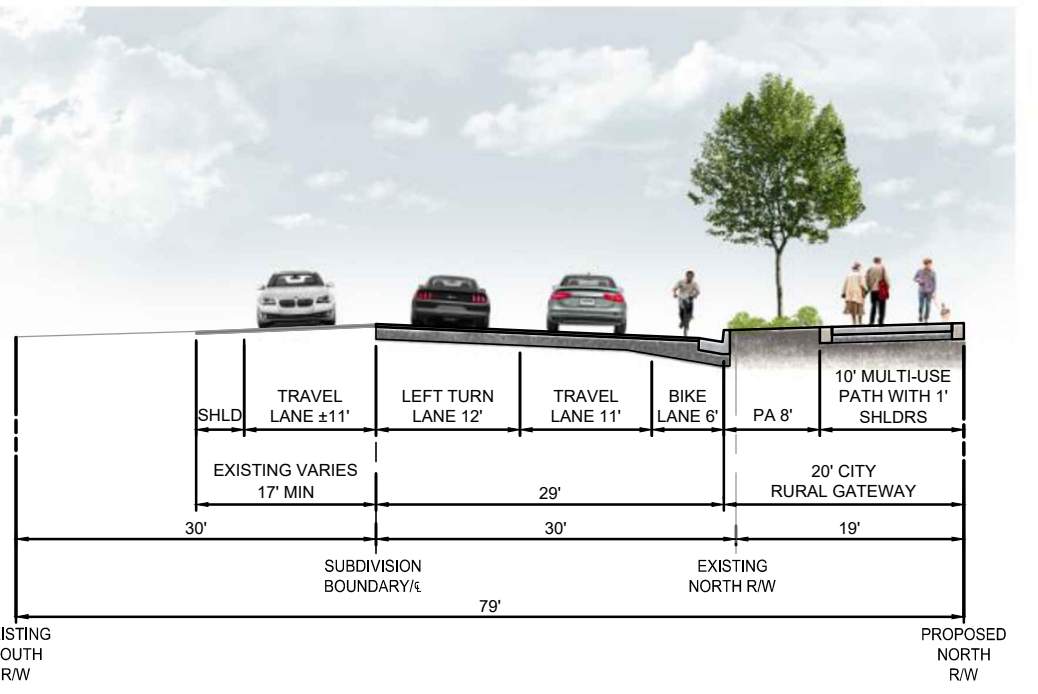
AIRPORT ROAD – NORTH OF STREET T
NOT TO SCALE



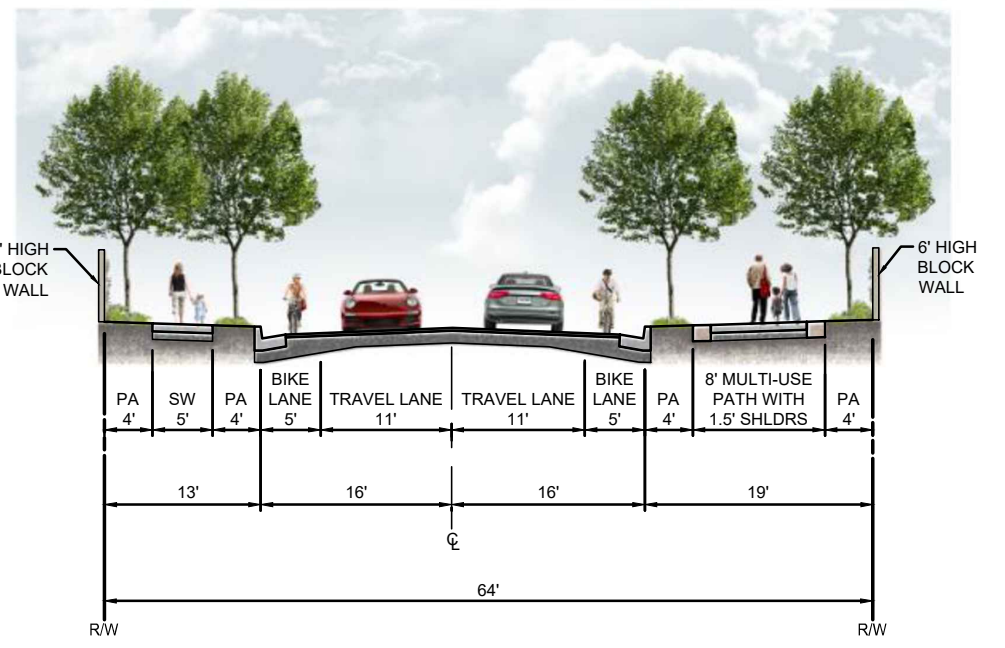
AIRPORT ROAD – SOUTH OF STREET V
NOT TO SCALE



PRIVATE LOCAL STREET
NOT TO SCALE

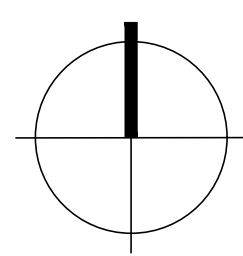


CRESTON ROAD
NOT TO SCALE

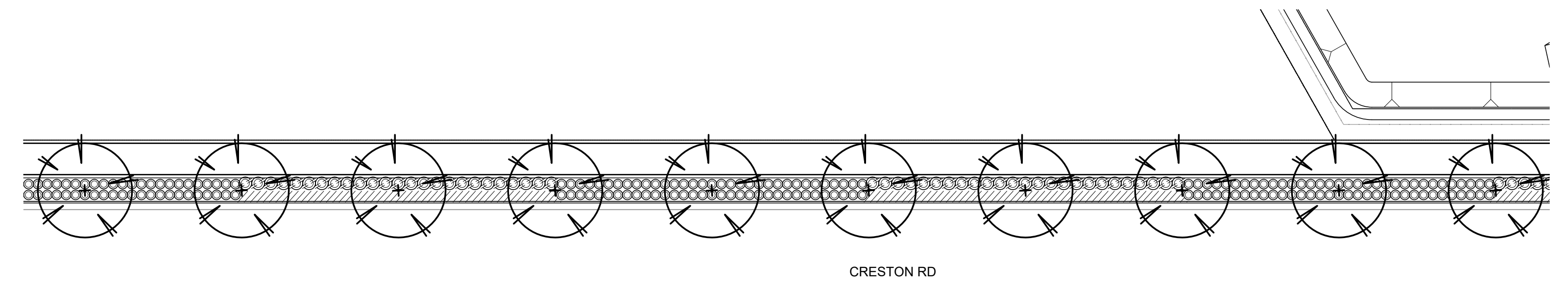




RIDGE ROAD
NOT TO SCALE

- LEGEND
- PHASE 2 BOUNDARY
 - EXISTING ARTERIAL
 - PROPOSED COLLECTOR
 - NEW LOCAL RESIDENTIAL
 - CLASS 2 BIKE LANES
 - PROPOSED MULTI-USE PATHWAY
 - PROPOSED NATIVE TRAIL
 - PROPOSED ENHANCED PEDESTRIAN CONNECTION

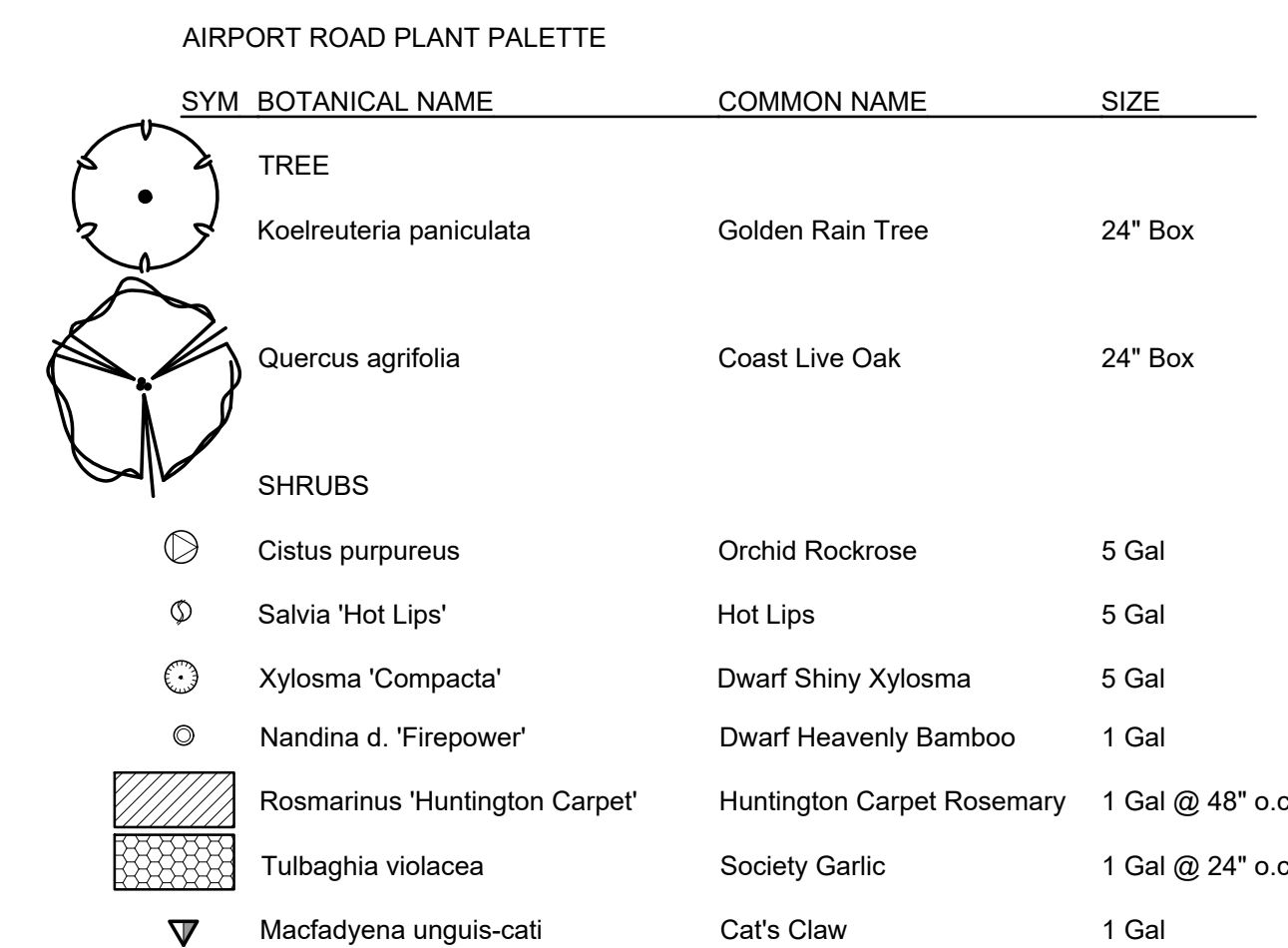


BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)			
STREETS, MULTI-USE PATHWAYS, AND SIDEWALKS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: AS SHOWN	DATE: 05/17/23	SHEET NO. 5 OF 12



CRESTON ROAD PLANT PALETTE			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
	TREE <i>Pistacia chinensis</i>	Chinese Pistache	24" Box
①	SHRUBS <i>Rhaphiolepis 'Ballerina'</i>	Ballerina Indian Hawthorne	1 Gal
②	<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	5 Gal
③	<i>Nandina d. 'Firepower'</i>	Dwarf Heavenly Bamboo	1 Gal
	<i>Rosmarinus 'Huntington Carpet'</i>	Huntington Carpet Rosemary	1 Gal @ 48" o.c.

CRESTON ROAD



30 15 0 30 60 90

GRAPHIC SCALE: 1"=30'

BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)				
STREETSCENE				
CITY OF PASO ROBLES, CA				
JOB NO:	17671F	SCALE:	AS SHOWN	DATE: 05/17/23
SHEET NO.		6 OF 12		

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192

CITY OF PASO ROBLES, CA

LEGEND

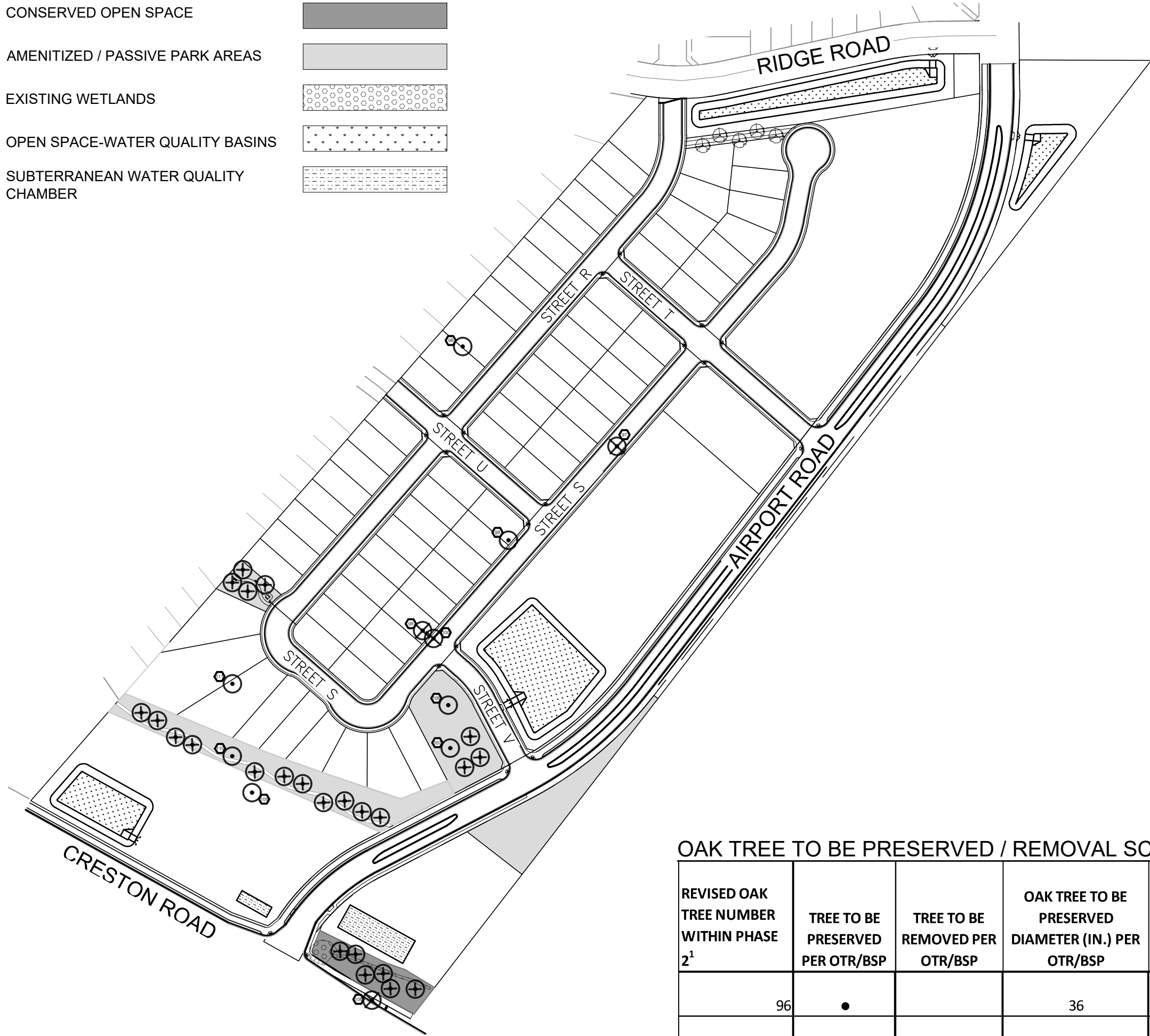
CONSERVED OPEN SPACE

AMENITIZED / PASSIVE PARK AREAS

EXISTING WETLANDS

OPEN SPACE-WATER QUALITY BASINS

SUBTERRANEAN WATER QUALITY CHAMBER



SYM	OAK TREES	TOTAL
⊙	TREES TO REMAIN	7
⊗	TREES TO BE REMOVED	4
	TOTAL	11
⊕	OAK TREE MITIGATION TO BE PLANTED ²	25

- NOTES:
- TREES LOCATED WITHIN AREAS IF CUT/FILL OF 2' OR LESS CONSIDERED RESERVED. SUBJECT TO MITIGATION MEASURES.
 - MITIGATION MEASURES TO BE INCORPORATED TO PROTECT TREES IDENTIFIED BY ARBORIST AS POTENTIALLY IMPACTED *FINAL NUMBER TO BE DETERMINED BY BIOLOGIST (38 IN DIAMETER OF MITIGATION AND CAN BE A MIXTURE OF DIAMETER TREES APPROVED BY BIOLOGIST)

OAK TREE PROTECTION NOTES:

PRIOR TO ISSUANCE OF ALL CONSTRUCTION DOCUMENTS

OAK TREE PRESERVATION AND PROTECTION MEASURES SHALL BE COMPLIED WITH IN ACCORDANCE WITH THE PROJECT'S OAK TREE PRESERVATION PLAN AND MITIGATION MEASURE BIO-5 OF THE MITIGATION MONITORING REPORTING PROGRAM (MMRP).

- ALL OAK TREES IDENTIFIED AS "TREE TO REMAIN" ON THIS SITE PLAN SHALL BE PRESERVED AND SHALL BE CLEARLY IDENTIFIED ON THE ACCOMPANYING TENTATIVE TRACT MAP, PRELIMINARY GRADING PLAN, AND ALL FINAL CONSTRUCTION DOCUMENTS, INCLUDING GRADING PLANS, IMPROVEMENT PLANS AND BUILDING PLANS.
- TREES IDENTIFIED TO REMAIN ON ALL PLANS SHALL IDENTIFY THE CRITICAL ROOT ZONE (CRZ), DIAMETER, AND TREE CANOPY. IMPACTS TO OAK CANOPY OR CRZ SHALL BE AVOIDED WHERE PRACTICABLE. IMPACTS INCLUDE PRUNING, GROUND DISTURBANCE WITHIN THE DRIPLINE OR CRZ, AND TRUNK DAMAGE.
- A CITY-APPROVED ARBORIST OR BIOLOGIST SHALL REVIEW AND APPROVE GRADING AND IMPROVEMENTS PLANS PROPOSING GROUND DISTURBANCE WITHIN 50 FEET OF OAK CANOPY OR WITHIN THE CRZ AS IDENTIFIED ON THIS SITE PLAN FOR TREES IDENTIFIED TO REMAIN, TO THE SATISFACTION OF THE CITY COMMUNITY DEVELOPMENT DIRECTOR.
- GRADING, IMPROVEMENT, AND BUILDING PLANS SHALL INCLUDE A NOTE TO REQUIRE PROTECTIVE FENCING IN ACCORDANCE WITH THE MMRP TO BE INSTALLED AT THE EDGE OF THE CRZ OR ARBORIST/BIOLOGIST-APPROVED LINE OF ENCROACHMENT FOR EACH TREE OR GROUP OF TREES THAT WILL NOT BE REMOVED THROUGHOUT THE COURSE OF CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY, APPLICANT/DEVELOPER, CONTRACTOR, AND ARBORIST TO ADDRESS FENCING AND CONSTRUCTION MONITORING AS WELL AS ADDRESS MAINTENANCE OBLIGATIONS DURING CONSTRUCTION.
- ALL MONITORING SHALL BE FULLY DOCUMENTED FOR THIS PROJECT. FOR ALL TREES IMPACTED, THE PROJECT ARBORIST IS REQUIRED TO BE ON SITE FOR ADVICE, DOCUMENTATION, AND RECOMMENDATION OF ANY POSSIBLE MITIGATION MEASURES.

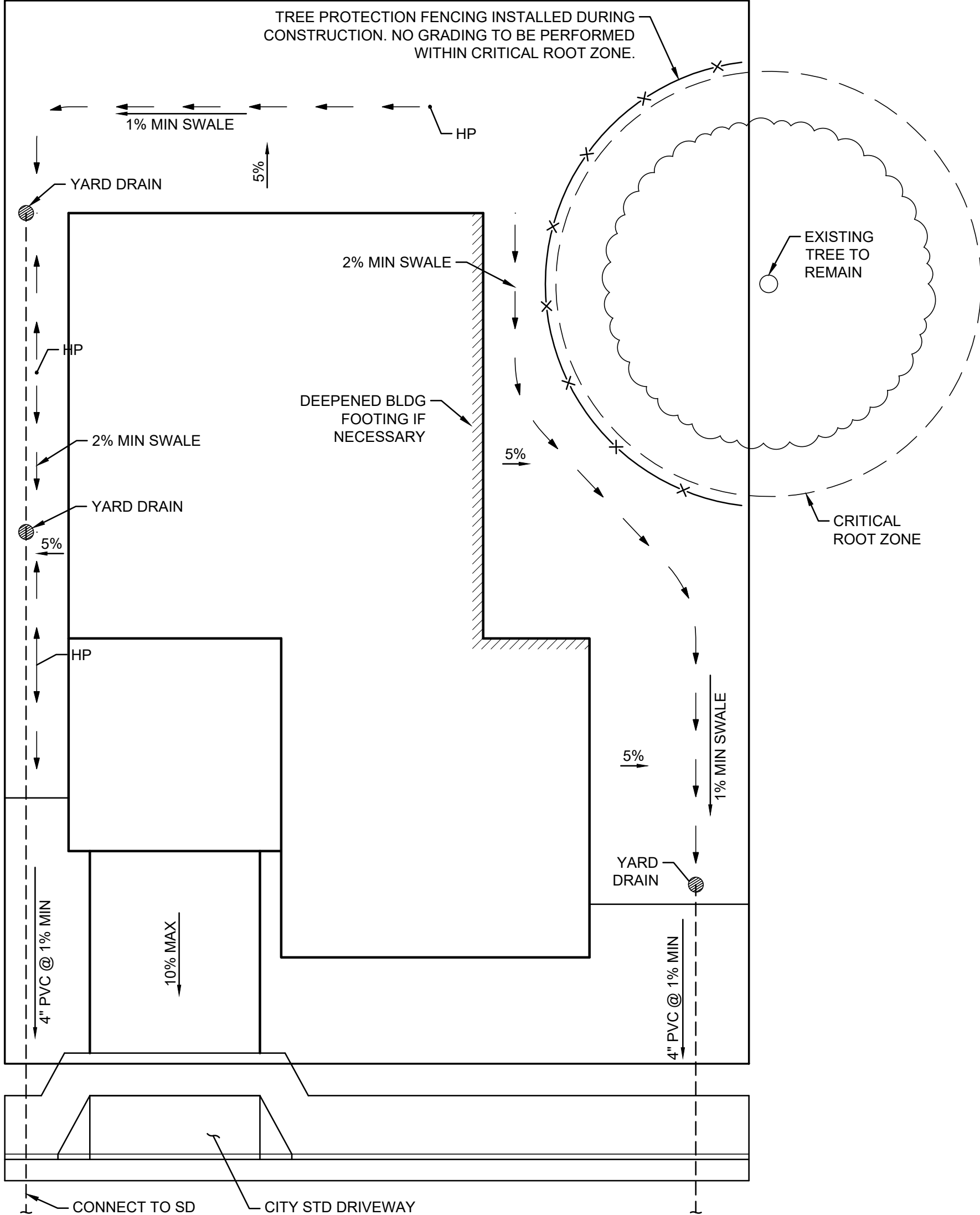
LONG TERM MAINTENANCE AND PRESERVATION OF OAK TREES

- LONG TERM MAINTENANCE AND PRESERVATION OF OAK TREES WITHIN ALL CONSERVED OPEN SPACE, AMENITIZED GREEN SPACE, OR OTHER PUBLIC SPACES SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE HOMEOWNERS ASSOCIATION AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECT'S OAK TREE PRESERVATION PLAN AND THE PROJECT'S MMRP.
- THE PROJECT'S CC & RS SHALL HELP ASSURE LONG TERM MAINTENANCE OF OAK TREES LOCATED ON RESIDENTIAL LOTS BY NOTIFYING ALL LOT OWNERS OF PROHIBITED ACTIVITIES WITHIN THE CRZ AND PROVIDING EDUCATIONAL MATERIALS ABOUT PROPER CARE OF OAK TREES, INCLUDING IRRIGATION, GROUND DISTURBANCE AND CONSTRUCTION OR STORAGE OF ITEMS WITHIN THE CRZ, PRUNING, AND ELIMINATION OF MISTLETOE AND DEADWOOD.
- THE MASTER HOA AND/OR SUB-ASSOCIATIONS SHALL BE MADE AWARE OF THE IMPORTANCE OF OAK TREE PRESERVATION AND SHALL INCLUDE INFORMATION ABOUT THIS IN ITS VARIOUS PUBLICATION TO HOMEOWNERS. A SIGNAGE PROGRAM PROMOTING TREE PRESERVATION SHALL BE INSTITUTED BY THE HOA.
- THE HOA SHALL BE REQUIRED TO MONITOR OAK TREES ON PRIVATE LOTS YEARLY FOR A PERIOD OF FIVE YEARS FROM THE INITIAL SALE OF A HOME. THE EVALUATION SHALL BE CONDUCTED BY A QUALIFIED ARBORIST AND INCLUDE A REPORT ON THE HEALTH OF OAK TREES AND IDENTIFY ANY IMPROVEMENT OR ACTIVITY BY THE HOMEOWNER THAT IS ENDANGERING THE LONG-TERM HEALTH OF THE TREES AND SUBMITTED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT. THE PROJECT'S CC&RS SHALL AUTHORIZE THE HOA ACCESS ON TO PRIVATE PROPERTY TO CONDUCT THE EVALUATIONS AND TO USE ITS AUTHORITY UNDER THE PROJECT'S CC&RS TO COMPEL THE HOMEOWNER TO TAKE REASONABLE CORRECTIVE ACTION, SATISFACTORY TO THE HOA. THESE EVALUATIONS SHALL BE FUNDED BY THE HOA, WITH ANY CORRECTIVE ACTIONS NECESSARY TO BE THE RESPONSIBILITY OF THE HOMEOWNER.

OAK TREE TO BE PRESERVED / REMOVAL SCHEDULE

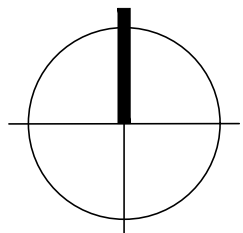
REVISED OAK TREE NUMBER WITHIN PHASE 2 ¹	TREE TO BE PRESERVED PER OTR/BSP	TREE TO BE REMOVED PER OTR/BSP	OAK TREE TO BE PRESERVED DIAMETER (IN.) PER OTR/BSP	OAK TREE TO BE REMOVED DIAMETER (IN.) PER OTR/BSP	TREE TO BE PRESERVED VTTM 3192	TREE TO BE REMOVED VTTM 3192	OAK TREE TO BE PRESERVED DIAMETER (IN.) PER VTTM 3192	OAK TREE TO BE REMOVED DIAMETER (IN.) PER VTTM 3192	PRESERVATION OR REMOVAL STATUS
96	●		36		●		36		TREE TO BE PRESERVED- WAS DESIGNATED AS PRESERVED IN BSP AND OTR EXHIBIT
97		✕		24		✕		24	NO CHANGE-TREE DESIGNATED TO BE REMOVED ON OAK TREE REMOVAL PERMIT ARBORIST TABLE REFERRED AS TREE 96
98		✕		40	●		40		TREE DESIGNATED TO BE REMOVED ON OAK TREE REMOVAL PERMIT ARBORIST TABLE AS TREE 97- TREE TO BE PRESERVED WITH REVISED ROAD DESIGN.
99		✕		53		✕		53	NO CHANGE-TREE DESIGNATED TO BE REMOVED ON OAK TREE REMOVAL PERMIT ARBORIST TABLE REFERRED AS TREE 98
100		✕		48		✕		48	NO CHANGE-TREE DESIGNATED TO BE REMOVED ON OAK TREE REMOVAL PERMIT ARBORIST TABLE REFERRED AS TREE 99
106		✕		37	●		37		TREE DESIGNATED TO BE REMOVED ON OAK TREE REMOVAL PERMIT ARBORIST TABLE- TREE TO BE PRESERVED WITH REVISED ROAD DESIGN. REFERRED TO AS TREE 100
107		✕		41	●		41		TREE DESIGNATED TO BE REMOVED ON OAK TREE REMOVAL PERMIT ARBORIST TABLE- TREE TO BE PRESERVED WITH REVISED ROAD DESIGN. REFERRED TO AS TREE 101
108						✕		26.5	TREE NOT EVALUATED IN OTR. TREE TO BE REMOVED ⁴
109	●		28		●		28		NO CHANGE- PRESERVED PER BSP AND OAK TREE PERMIT DESIGNATED AS IMPACT REFER TO AS TREE 102
110	●		37.5		●		37.5		NO CHANGE- PRESERVED PER BSP AND OAK TREE PERMIT DESIGNATED AS IMPACT REFER TO AS TREE 103
111	●		35		●		35		NO CHANGE- PRESERVED PER BSP AND OAK TREE PERMIT DESIGNATED AS IMPACT REFER TO AS TREE 104
	4	6	137	243	7	4	255	152	
	MITIGATION DIAMETER (IN.)			61	MITIGATION DIAMETER (IN.)			38	

- Notes:
- Althouse and Meade reviewed the oak trees and identified some oak trees had lost their identification tags. Tree 106 through 111 were tagged and evaluated.
 - Oak Tree removal Permit (OTR 19-05 CC / Res. 20-154) approved 18 oak trees to be removed equaling a total of 679 inches, and required to mitigate 170 diameter inches of mitigation oak trees.
 - Phase 2 MDP AND VTTM 3192 proposed a removal of 4 oak trees for a total of 152 inches diameter and will mitigate 38 diameter inches.
 - Tree 108 was not reviewed in the BSP or the OTR 19-05 CC/ Res. 20-154.



EXAMPLE OF CUSTOM LOT GRADING

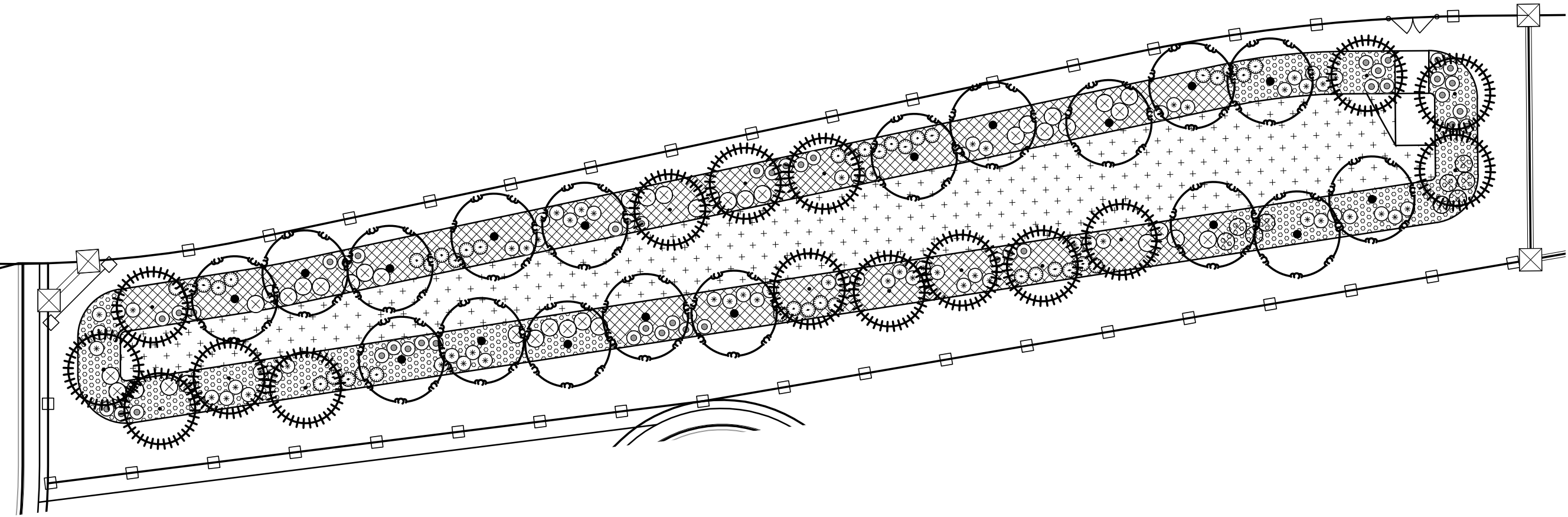
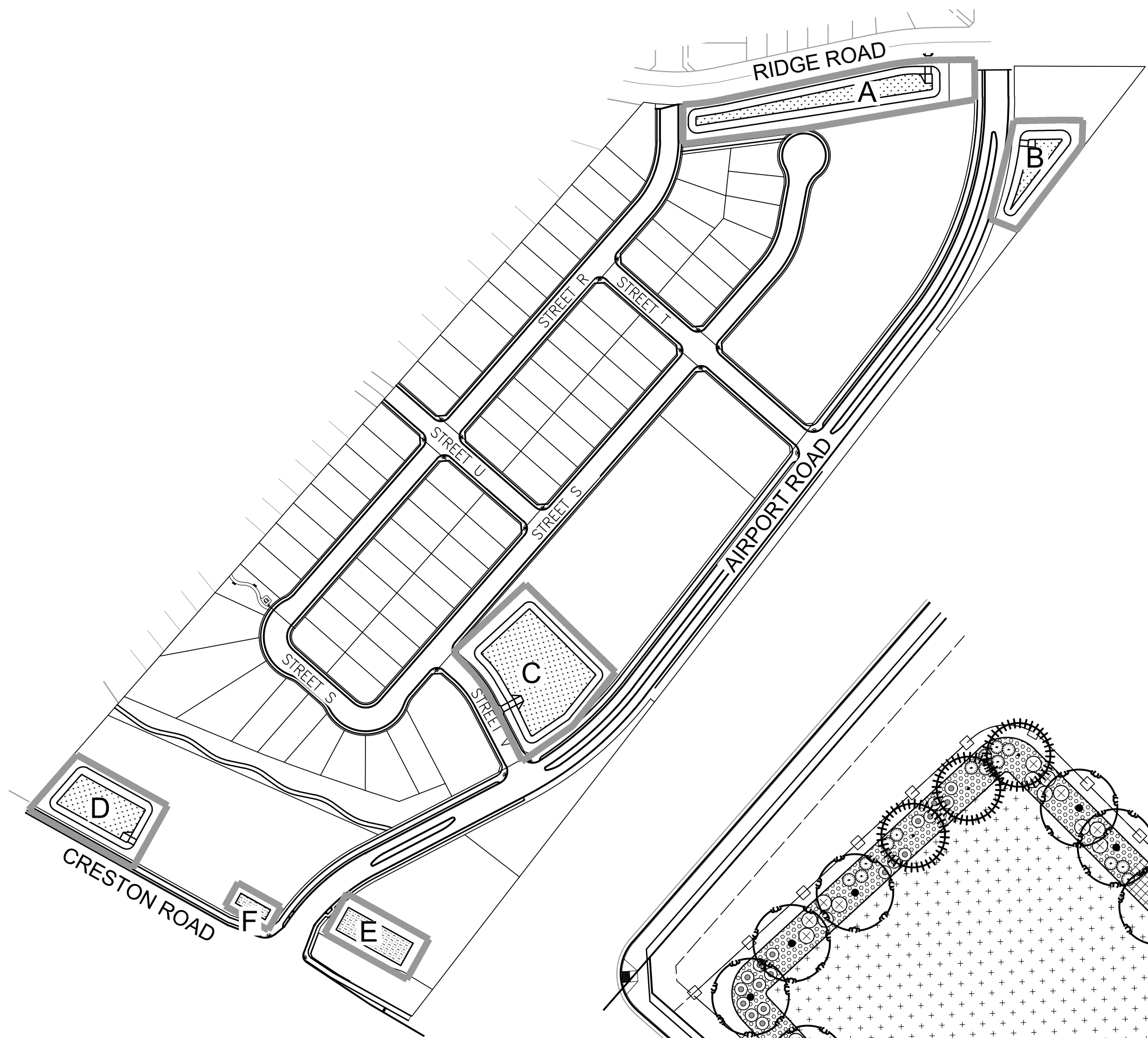
NOT TO SCALE



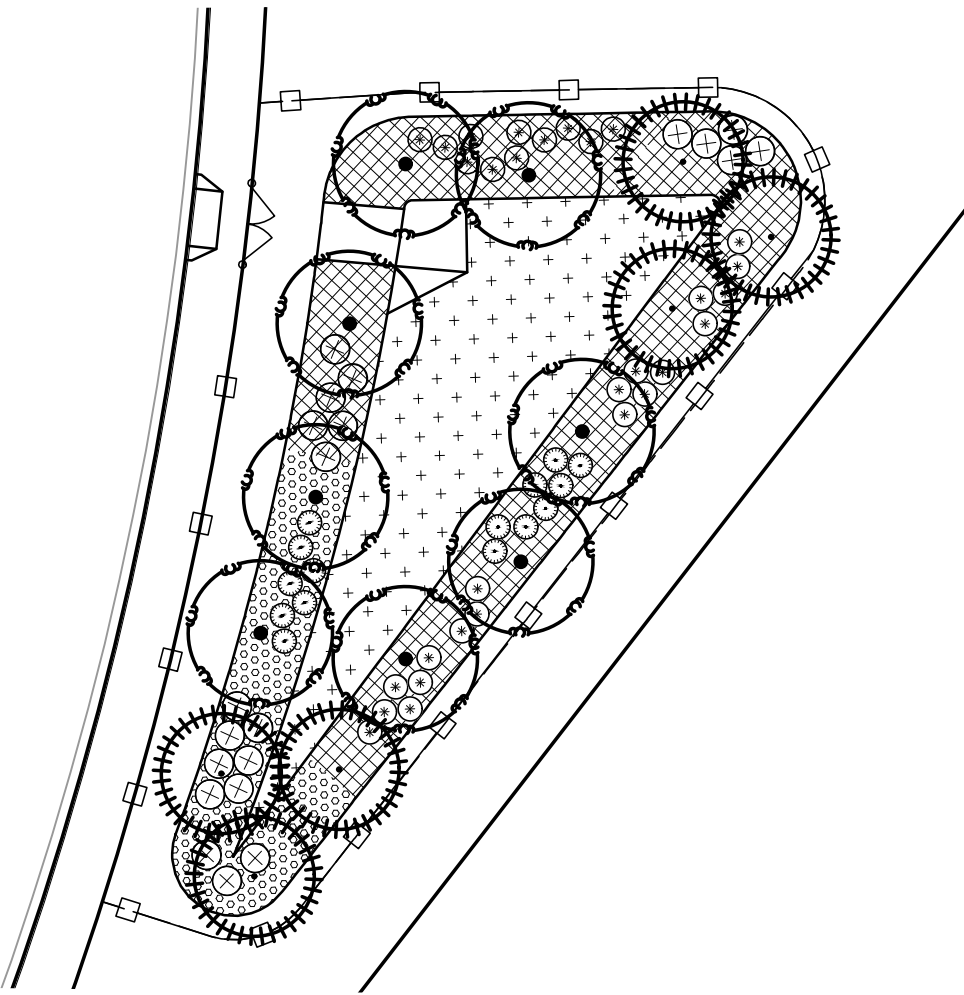
BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)			
OAK TREE PRESERVATION			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: AS SHOWN	DATE: 05/17/23	SHEET NO. 7 OF 12

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192
CITY OF PASO ROBLES, CA

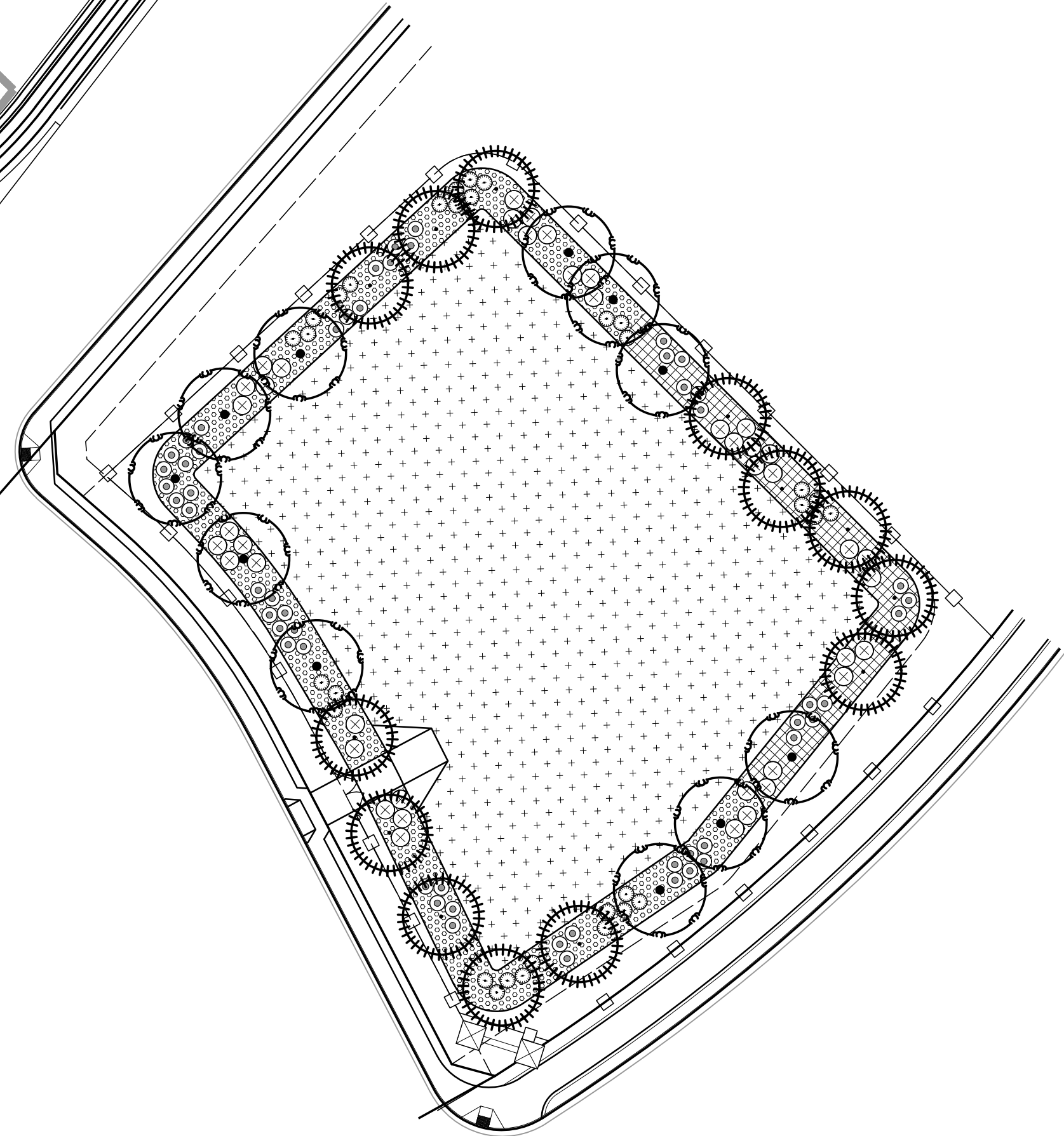
NOTE: SEE SHEET 10 FOR
INTERIOR FENCE PLAN



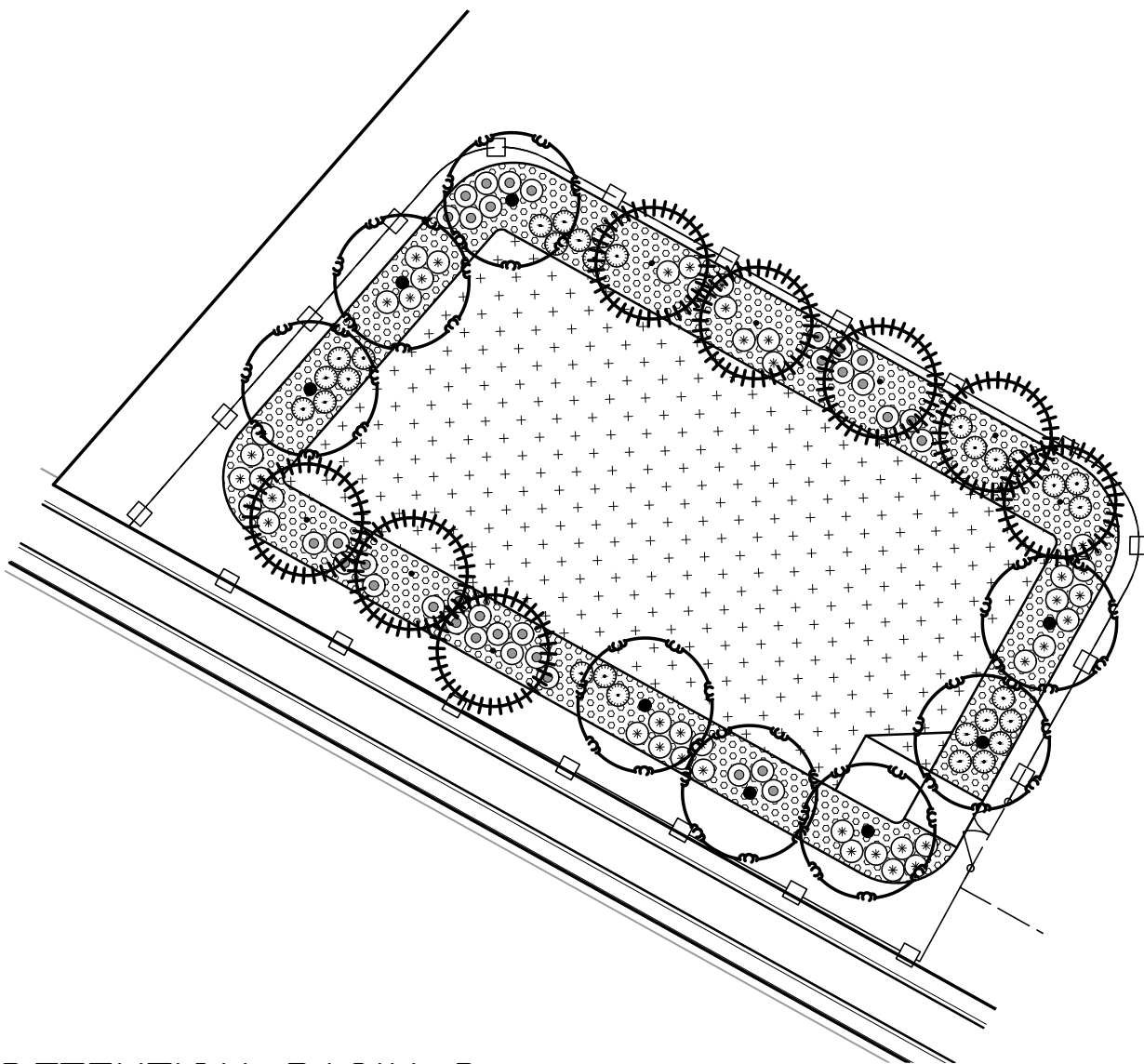
DETENTION BASIN A



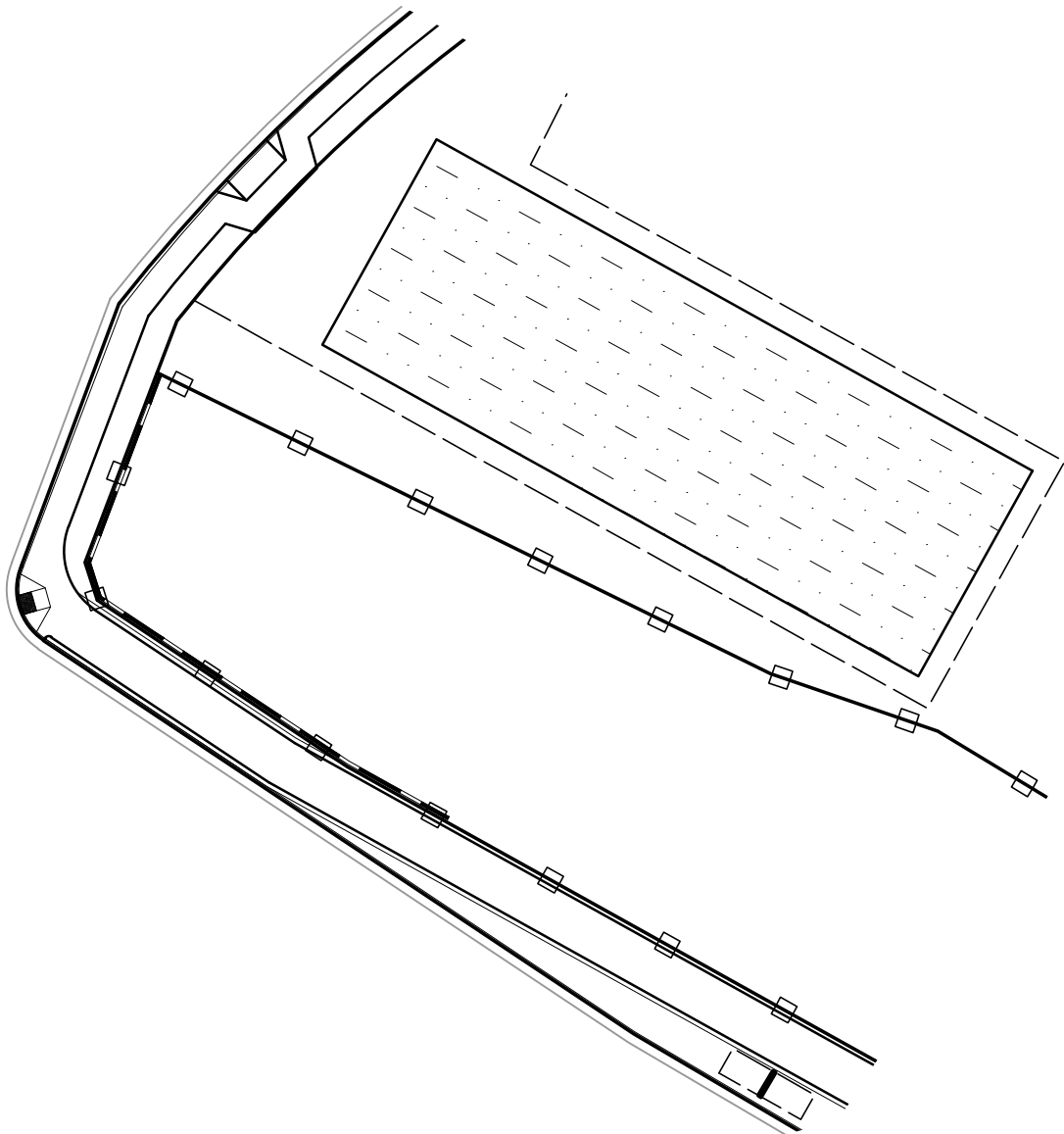
DETENTION BASIN B



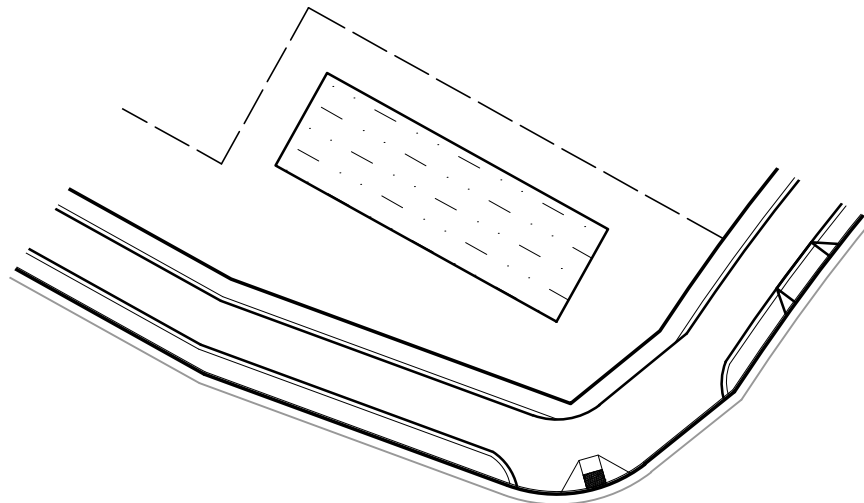
DETENTION BASIN C



DETENTION BASIN D



SUBTERRANEAN DETENTION BASIN E



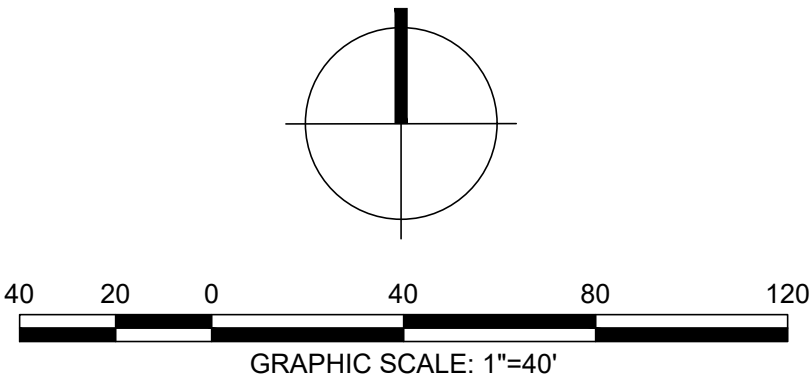
SUBTERRANEAN DETENTION BASIN F

DETENTION BASIN LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE
	Pinus eldarica	Afghan Pine	15 Gal
	Platanus racemosa	California Sycamore	15 Gal
	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	1 Gal
	Muhlenbergia l. 'Autumn Glow'	Autumn Glow Muhly	5 Gal
	Pyracantha c. 'Kasan'	Kasan Pyracantha	5 Gal
	Rhaphiolepis 'Springtime'	Springtime Indian Hawthorne	5 Gal
	Xylosma c. 'Compacta'	Dwarf Xylosma	5 Gal
	Juncus patens	California Gray Rush	5 Gal
	Bioswale Grass Mix	Hydroseed	

SYM	DESCRIPTION
	SUBTERRANEAN WATER QUALITY CHAMBER
	PROPOSED 4' HIGH VIEW FENCE
	PROPOSED COMMUNITY-BASED PERIMETER WALL

NOTES:
- See Sheet 10 for Typical Basin Slope Design
- See Wetland Mitigation Landscape Restoration/ Revegetation Plan
- See Sheet 11 and 12 for Interior Fence Plan

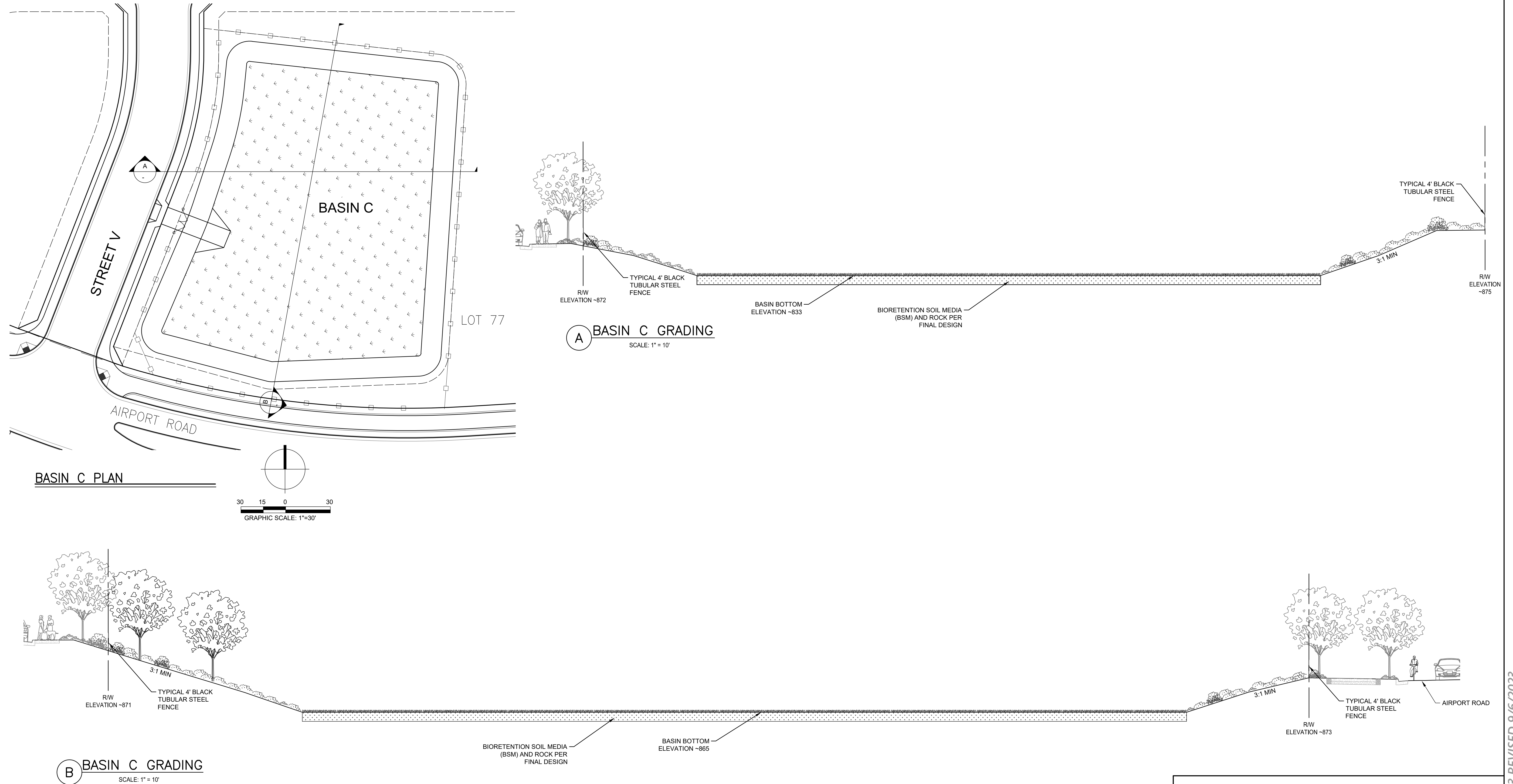


BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)			
DETENTION BASINS - PLANTING & FENCING PLAN			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: AS SHOWN	DATE: 05/17/23	SHEET NO. 8 OF 12

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19

PHASE 2 FILED CONCURRENTLY WITH VTTM 3192

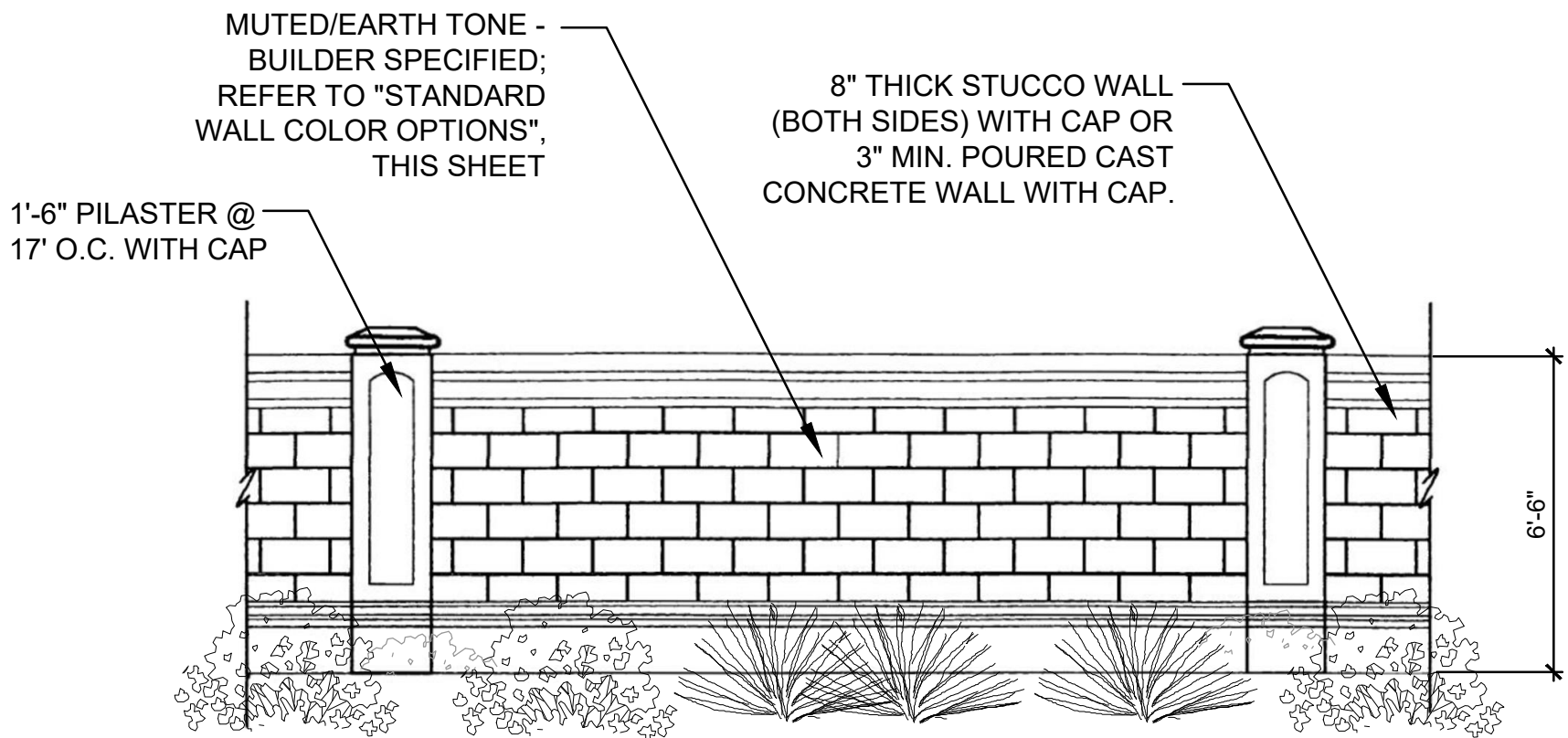
CITY OF PASO ROBLES, CA



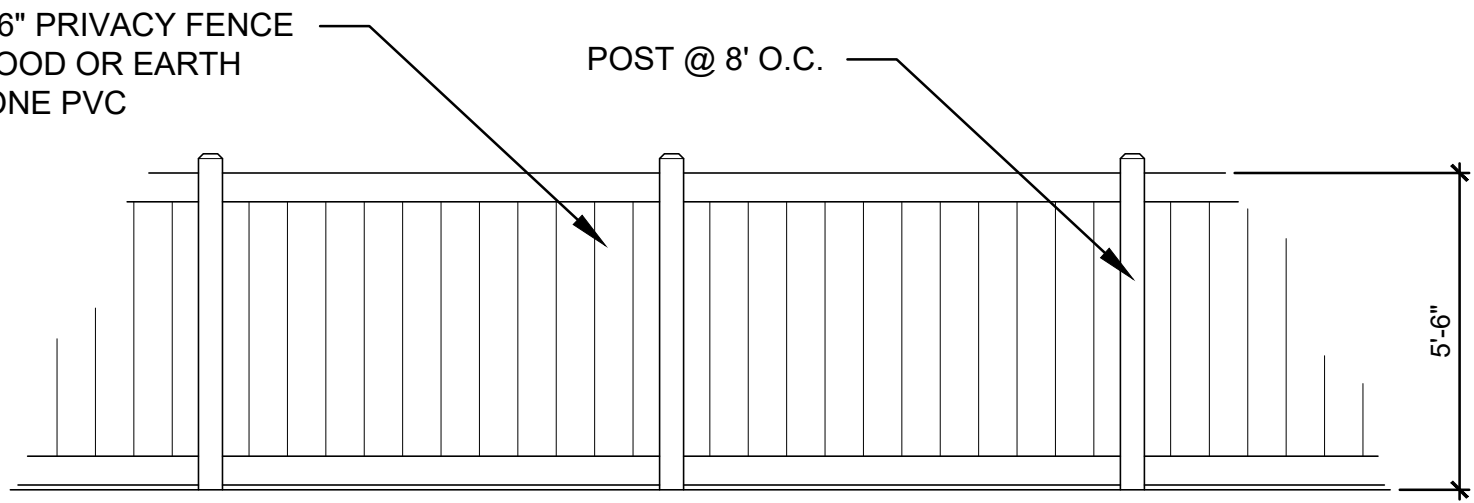
BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)				
WATER QUALITY TYPICAL BASIN SLOPE DESIGN				
CITY OF PASO ROBLES, CA				
JOB NO:	17671F	SCALE:	AS SHOWN	DATE:
				9/6/2023
SHEET NO.	9	OF	12	

BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192

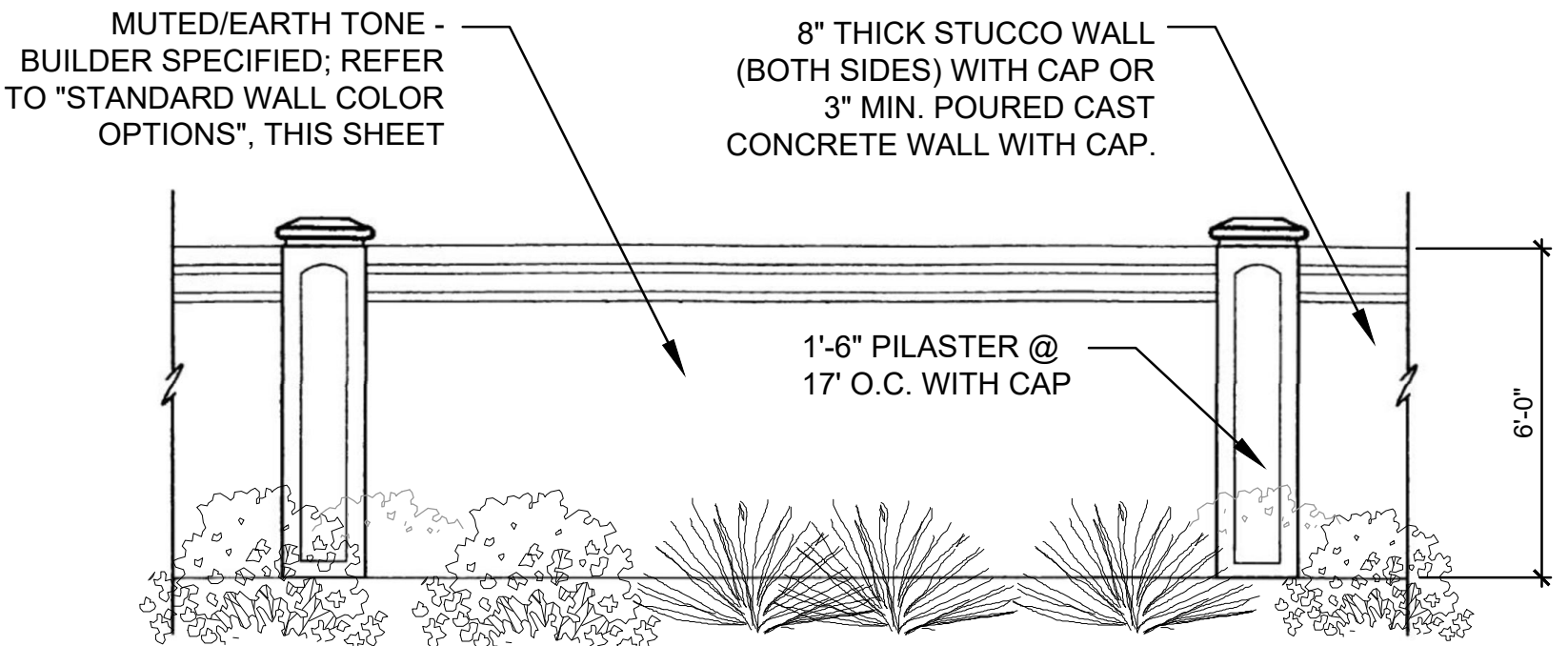
CITY OF PASO ROBLES, CA



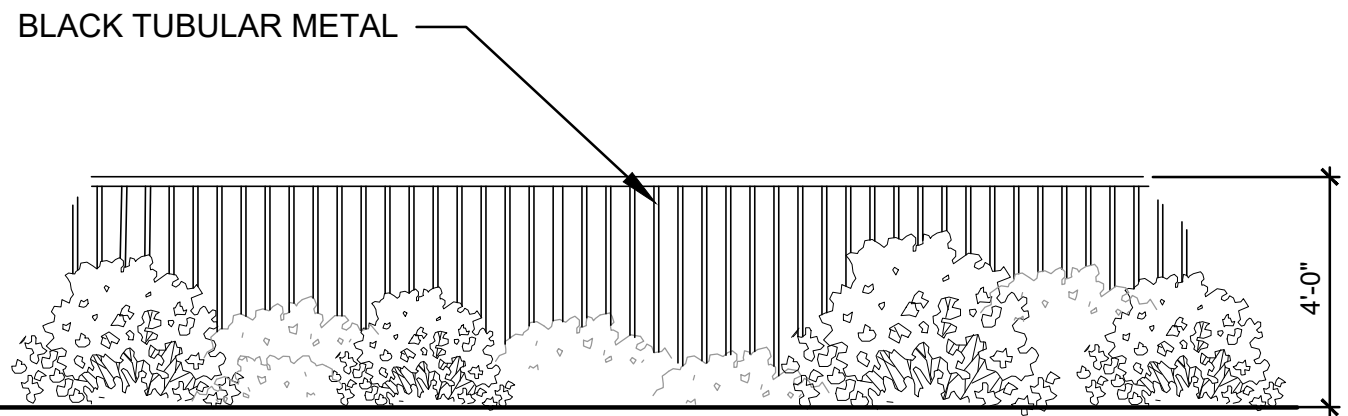
COMMUNITY PERIMETER WALL



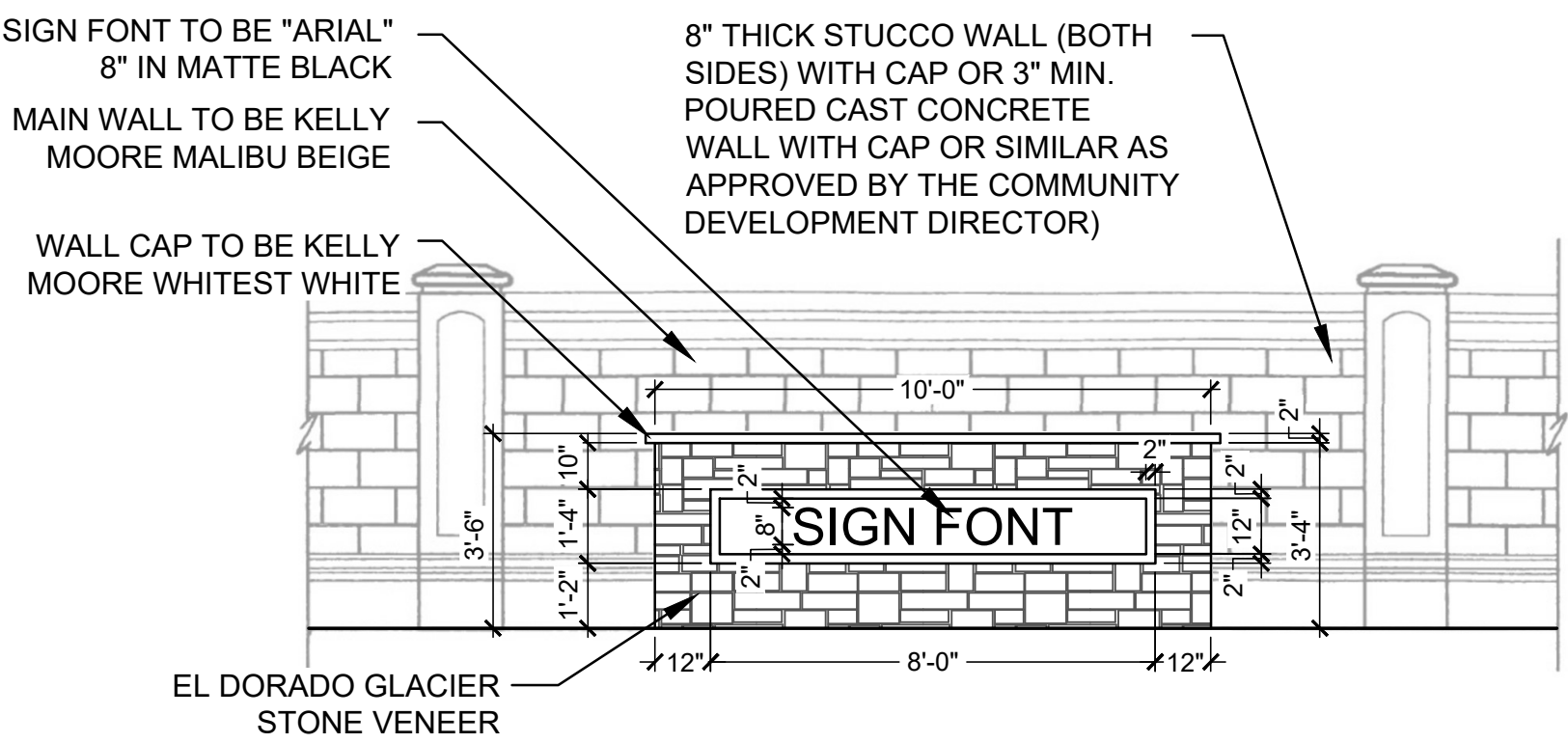
INTERIOR PRIVACY FENCE



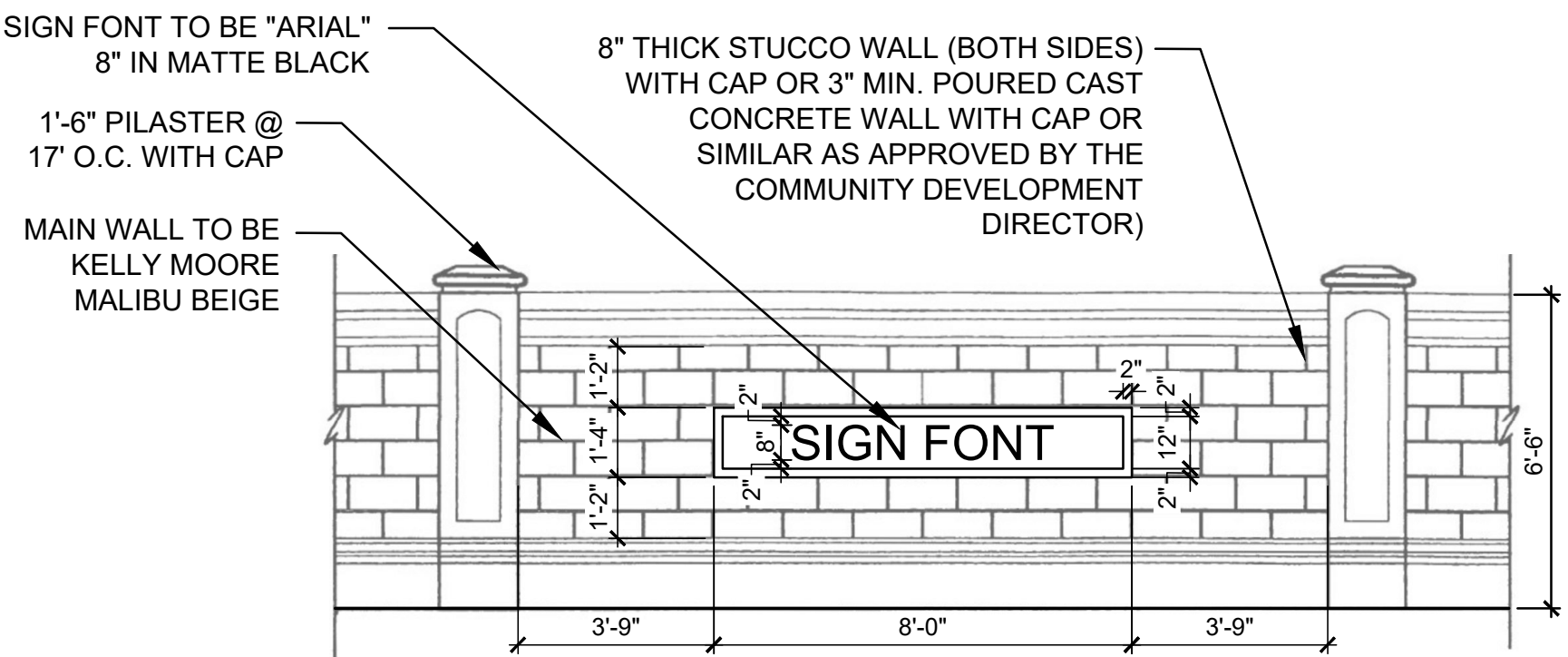
BLOCK WALL



VIEW FENCE

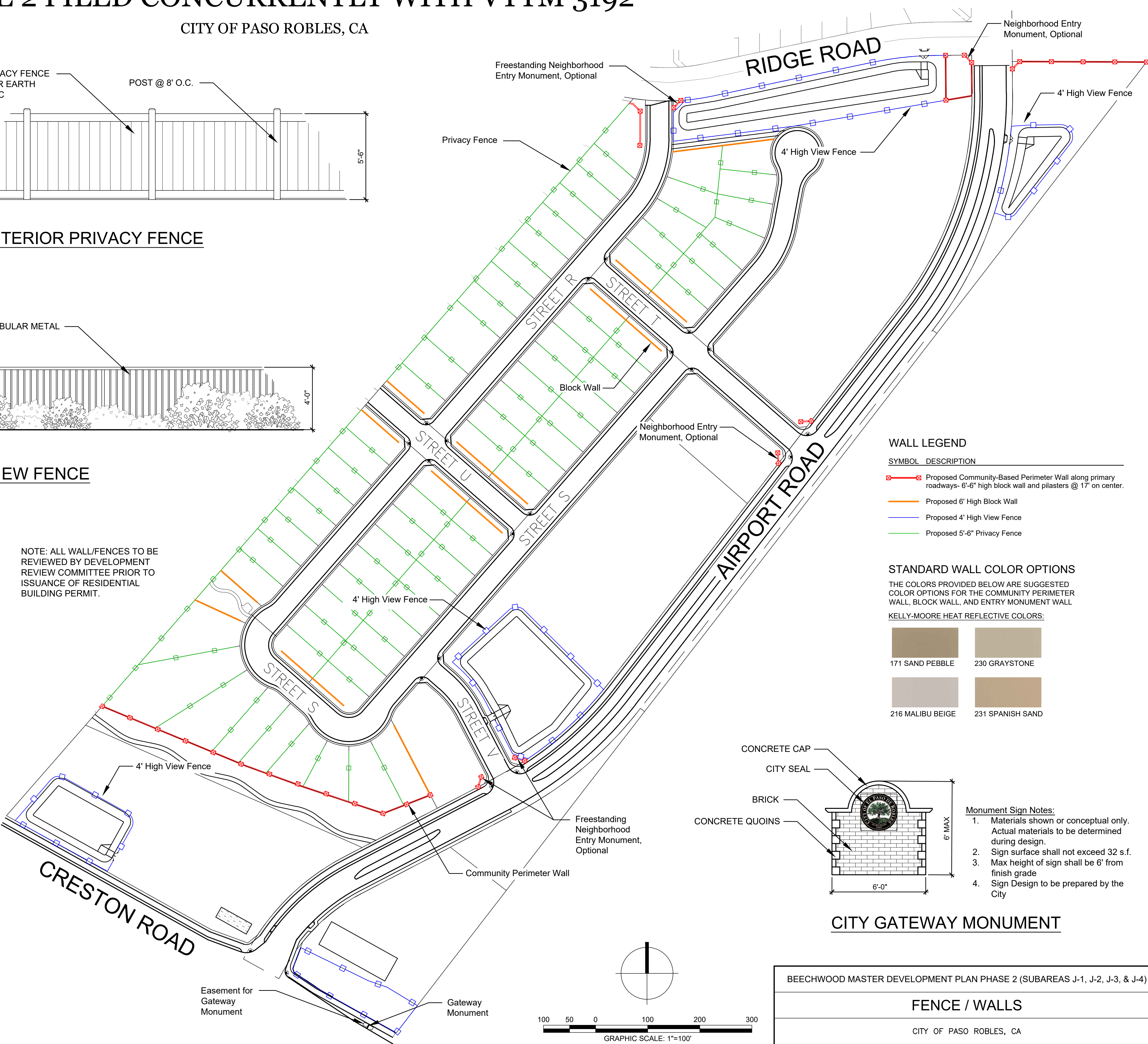


ENTRY MONUMENT - FREESTANDING



ENTRY MONUMENT - WALL MOUNT

NOTE: ALL WALL/FENCES TO BE REVIEWED BY DEVELOPMENT REVIEW COMMITTEE PRIOR TO ISSUANCE OF RESIDENTIAL BUILDING PERMIT.



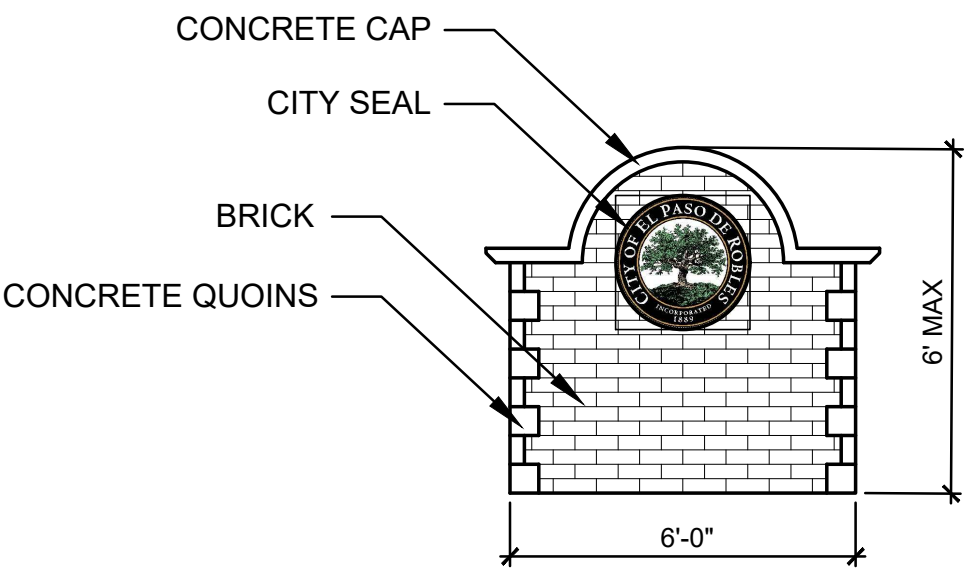
WALL LEGEND

SYMBOL	DESCRIPTION
	Proposed Community-Based Perimeter Wall along primary roadways- 6'-6" high block wall and pilasters @ 17' on center.
	Proposed 6' High Block Wall
	Proposed 4' High View Fence
	Proposed 5'-6" Privacy Fence

STANDARD WALL COLOR OPTIONS

THE COLORS PROVIDED BELOW ARE SUGGESTED COLOR OPTIONS FOR THE COMMUNITY PERIMETER WALL, BLOCK WALL, AND ENTRY MONUMENT WALL

KELLY-MOORE HEAT REFLECTIVE COLORS:

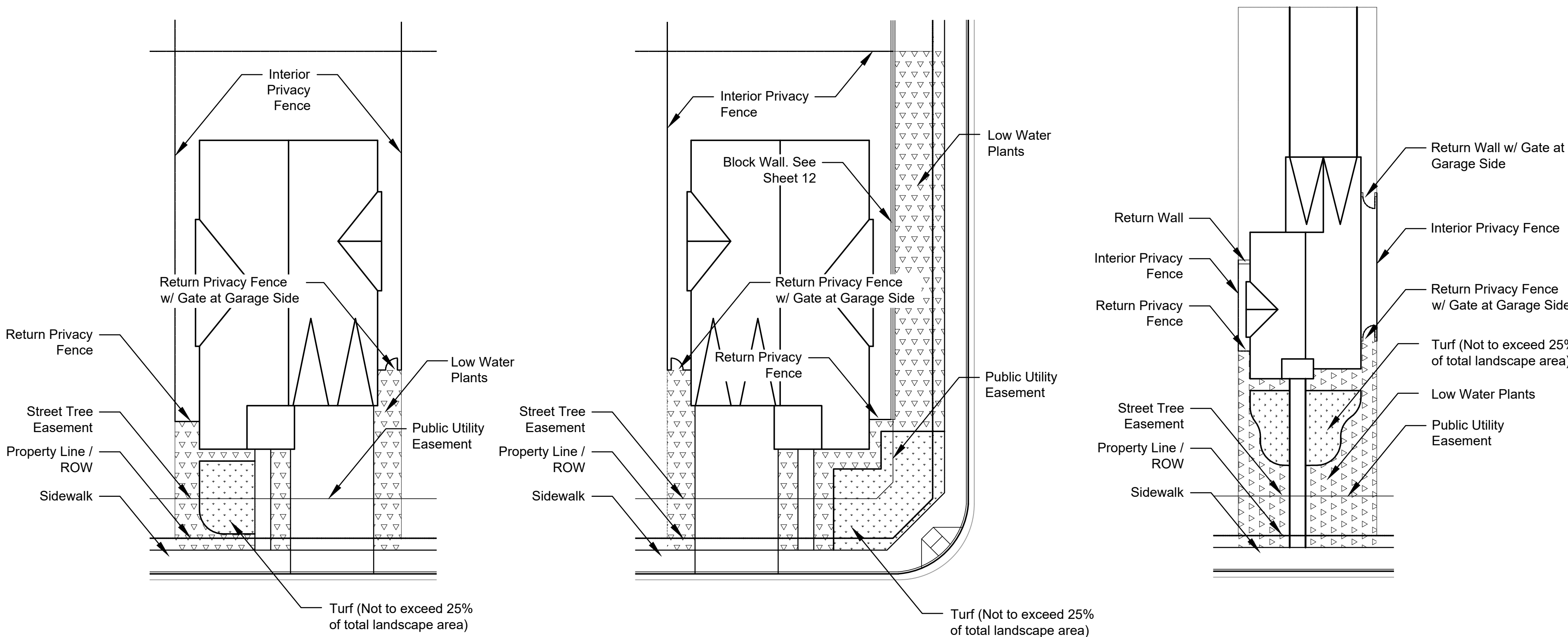


CITY GATEWAY MONUMENT

- Monument Sign Notes:**
1. Materials shown or conceptual only. Actual materials to be determined during design.
 2. Sign surface shall not exceed 32 s.f.
 3. Max height of sign shall be 6' from finish grade
 4. Sign Design to be prepared by the City

BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)			
FENCE / WALLS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: AS SHOWN	DATE: 05/17/23	SHEET NO. 10 OF 12

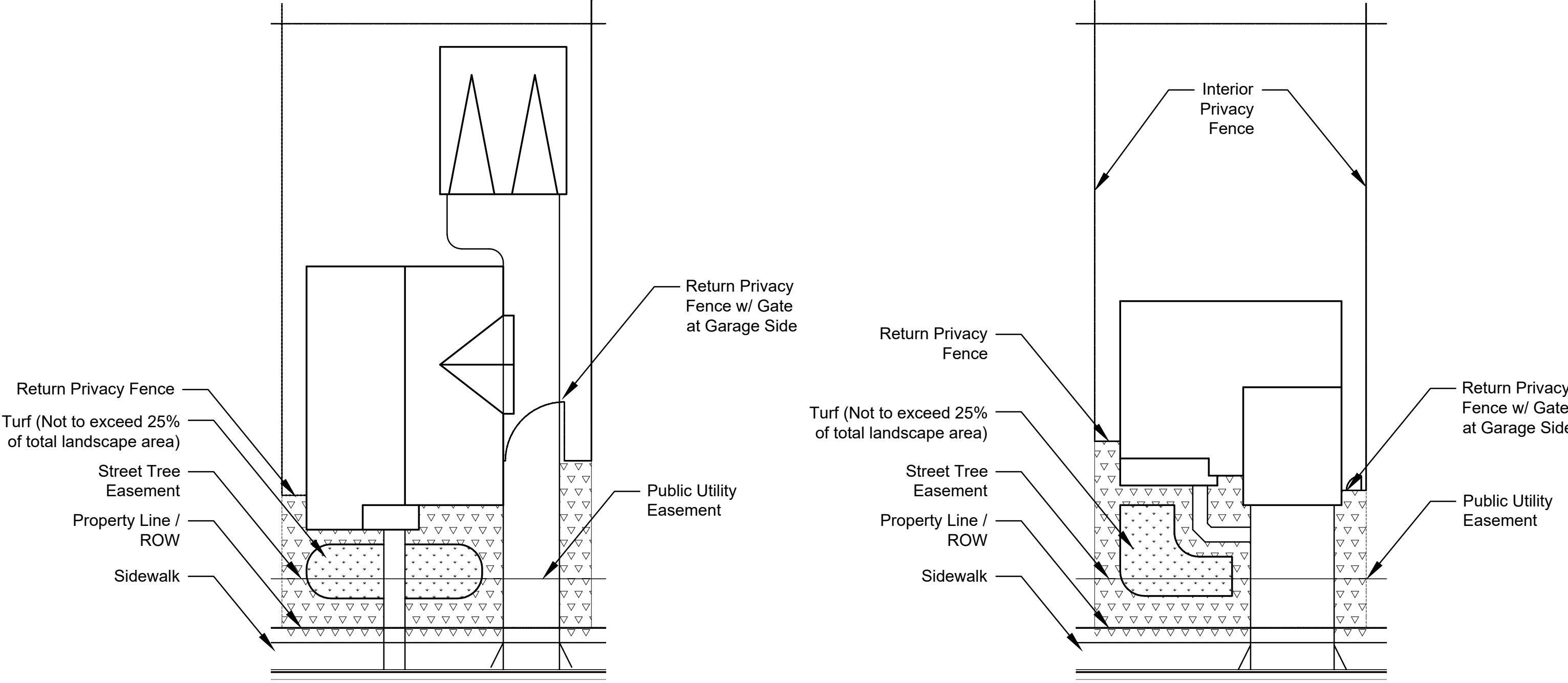
BEECHWOOD MASTER DEVELOPMENT PLAN PD 22-19
PHASE 2 FILED CONCURRENTLY WITH VTTM 3192
CITY OF PASO ROBLES, CA



STANDARD INTERIOR LOT
SFR LOT, WIDE LOT, ESTATE LOT

CORNER CONDITION LOT
SFR LOT, WIDE LOT, ESTATE LOT

ALLEY LOADED LOT



STANDARD INTERIOR LOT
RECESSED GARAGE

STANDARD INTERIOR LOT
FORWARD GARAGE

PLANT PALETTE

TREES

BOTANICAL NAME / COMMON NAME
Abelia g. / Edward Goucher / Abelia
Aesculus californica / California Buckeye
Arbutus menziesii / Madrone
Arbutus unedo / Strawberry Tree
Calocedrus decurrens / Incense Cedar
Cedrus deodara / Deodar Cedar
Cercis occidentalis / Western Redbud
Chitalpa tashkentensis / Chitalpa
Cupressus forbesii / Tecate Cypress
Cupressus glabra (arizonica) / Arizona Cypress
Eriobotrya japonica / Loquat
Ficus carica / Edible Fig
Fraxinus velutina / Arizona Ash
Ginkgo biloba / Maidenhair Tree
Juglans hindsii / California Black Walnut
Lagerstroemia indica / Crape Myrtle
Laurus nobilis / Grecian Bay
Lithocarpus densiflora / Tanbark Oak
Lyonothamnus floribundus asplenifolius / Catalina Ironwood
Olea europaea / European Olive
Pinus coulteri / Coulter Pine
Pinus sabiniana / Gray Pine
Pistachia chinensis / Chinese Pistache
Platanus acerifolia / London Plane Tree
Platanus racemosa / California Sycamore
Populus fremontii / Western Cottonwood
Quercus sp.-Ca. native oaks / Oaks
Quercus ilex / Holly Oak
Quercus suber / Cork Oak
Robinia ambigua 'Idahoensis' / Idaho Locust
Sequoiadendron giganteum / Giant Sequoia
Umbellularia californica / California Bay
Zelkova serrata / Sawleaf Zelkova

GROUND COVER

BOTANICAL NAME / COMMON NAME
Achillea tomentosa / Woolly Yarrow
Arctostaphylos sp. / Manzanita
Baccharis pilularis / Dwarf Coyote Bush
Ceanothus sp. / California Wild Lilac
Cerastium tomentosum / Snow-In-Summer
Cistus sp. / Rockrose
Cotoneaster dammeri / Bearberry Cotoneaster
Festuca ovina glauca / Blue Fescue
Hypericum calycinum / St. Johnswort
Juniperus sp. / Juniper
Ribes viburnifolium / Catalina Fragrance
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
Salvia somnensis / Creeping Sage
Santolina sp. / Santolina
Sedum sp. / Stonecrop

SHRUBS

BOTANICAL NAME / COMMON NAME
Elymus condensatus / Giant Wild Rye
Festuca californica / California Fescue
Muhlenbergia rigens / Deer Grass
Nassella (Stipa) pulchra / Purple Needle Grass

BOTANICAL NAME / COMMON NAME
Achillea sp. / Yarrow
Artemisia sp. / Wormwood
Centranthus ruber / Jupiter's Beard
Cerastostigma plumbaginoides / Dwarf Plumbago
Coreopsis grandiflora / Coreopsis
Echinacea purpurea / Purple Coneflower
Eriogonum sp. / Buckwheat
Erigeron / Fleabane
Gaillardia grandiflora / Blanket Flower
Gaura lindheimeri / Gaura
Helianthemum nummularium / Sunrose
Hemerocallis / Daylily
Heuchera maxima / Island Coral Bells
Hunnemannia fumariifolia / Mexican Tulip Poppy
Iris douglasiana hybrids / Douglas Iris
Iris / Bearded Iris
Kniphofia uvaria / Red-Hot Poker
Lavandula sp. / Lavender
Mimulus aurantiacus / Monkey Flower
Nepeta faassenii / Catmint
Oenothera berlandieri / Mexican Evening Primrose
Penstemon heterophyllus purdyi / Blue Bedder Penstemon
Perovskia atriplicifolia / Russian Sage
Rudbeckia hirta / Gloriosa Daisy
Senecio cineraria / Dusty Miller
Sisyrinchium bellum / Blue-Eyed Grass
Stachys byzantine / Lamb's Ears
Tanacetum parthenium / Feverfew
Teucrium chamaedrys / Germander
Verbena sp. / Verbena
Zauschneria (Epilobium) sp. / California Fuchsia

BOTANICAL NAME / COMMON NAME
Amaryllis belladonna / Naked Lady
Crocus crocosmiliflora / Montbretia
Narcissus / Daffodil
Watsonia / Watsonia
Zephyranthes candida / Zephyr Flower

GRASSES

BOTANICAL NAME / COMMON NAME
Elymus condensatus / Giant Wild Rye
Festuca californica / California Fescue
Muhlenbergia rigens / Deer Grass
Nassella (Stipa) pulchra / Purple Needle Grass

PERENNIALS

BOTANICAL NAME / COMMON NAME
Achillea sp. / Yarrow
Artemisia sp. / Wormwood
Centranthus ruber / Jupiter's Beard
Cerastostigma plumbaginoides / Dwarf Plumbago
Coreopsis grandiflora / Coreopsis
Echinacea purpurea / Purple Coneflower
Eriogonum sp. / Buckwheat
Erigeron / Fleabane
Gaillardia grandiflora / Blanket Flower
Gaura lindheimeri / Gaura
Helianthemum nummularium / Sunrose
Hemerocallis / Daylily
Heuchera maxima / Island Coral Bells
Hunnemannia fumariifolia / Mexican Tulip Poppy
Iris douglasiana hybrids / Douglas Iris
Iris / Bearded Iris
Kniphofia uvaria / Red-Hot Poker
Lavandula sp. / Lavender
Mimulus aurantiacus / Monkey Flower
Nepeta faassenii / Catmint
Oenothera berlandieri / Mexican Evening Primrose
Penstemon heterophyllus purdyi / Blue Bedder Penstemon
Perovskia atriplicifolia / Russian Sage
Rudbeckia hirta / Gloriosa Daisy
Senecio cineraria / Dusty Miller
Sisyrinchium bellum / Blue-Eyed Grass
Stachys byzantine / Lamb's Ears
Tanacetum parthenium / Feverfew
Teucrium chamaedrys / Germander
Verbena sp. / Verbena
Zauschneria (Epilobium) sp. / California Fuchsia

BIENNIALS

BOTANICAL NAME / COMMON NAME
Amaryllis belladonna / Naked Lady
Crocus crocosmiliflora / Montbretia
Narcissus / Daffodil
Watsonia / Watsonia
Zephyranthes candida / Zephyr Flower

ANNUALS

BOTANICAL NAME / COMMON NAME
Alcea rosea / Hollyhock
Gelsemium sempervirens / Carolina Jessamine
Polygonum auberti / Silver Lace Vine
Rosa banksiae / Lady Banks' Rose
Rosa 'Cecile Brunner' / Cecile Brunner Rose
Wisteria sinensis / Chinese Wisteria

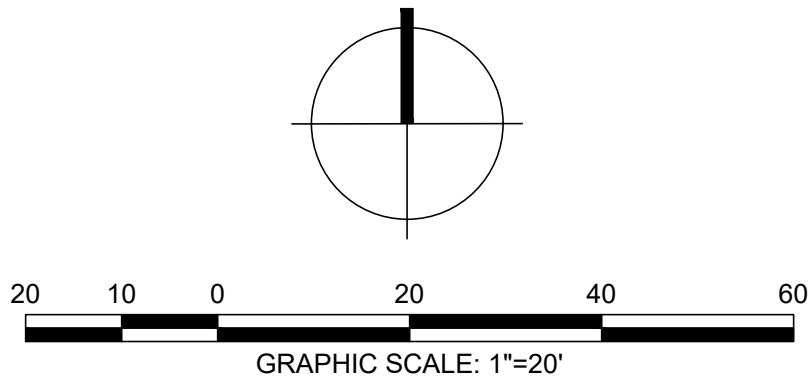
VINES

BOTANICAL NAME / COMMON NAME
Alcea rosea / Hollyhock
Gelsemium sempervirens / Carolina Jessamine
Polygonum auberti / Silver Lace Vine
Rosa banksiae / Lady Banks' Rose
Rosa 'Cecile Brunner' / Cecile Brunner Rose
Wisteria sinensis / Chinese Wisteria

WATER EFFICIENT LANDSCAPE ORDINANCE (500 SF - 2,499 SF)

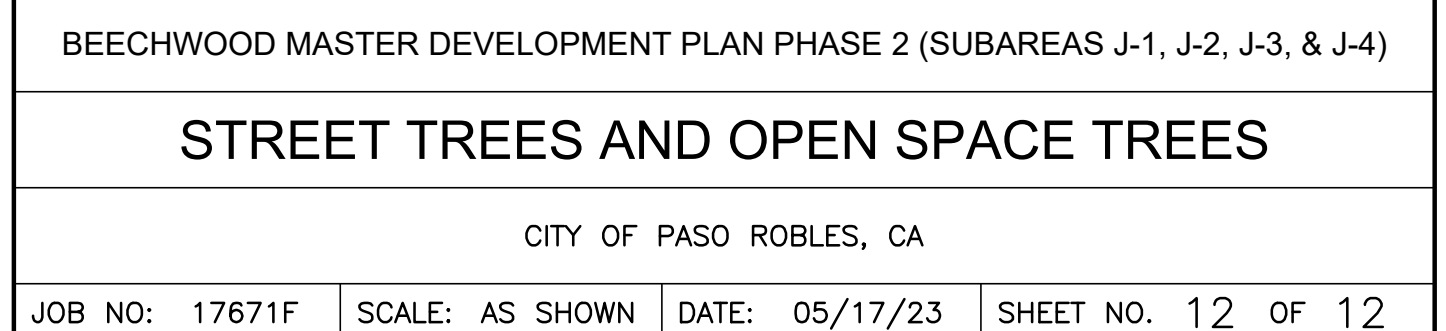
- 75% OF LANDSCAPE SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS FACTOR OF 0.3
- TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA
- TURF NOT PERMITTED ON SLOPES GREATER THAN 25%
- TURF PROHIBITED IN PARKWAYS
- AREAS LESS THAN 10' WIDE IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCE NO OVERSPRAY OR RUNOFF

FRONT YARD LANDSCAPE TO BE INSTALLED BY BUILDER. REAR YARD IS THE RESPONSIBILITY OF THE HOMEOWNER



BEECHWOOD MASTER DEVELOPMENT PLAN PHASE 2 (SUBAREAS J-1, J-2, J-3, & J-4)			
PLANT PALETTE - FRONT YARDS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: AS SHOWN	DATE: 05/17/23	SHEET NO. 11 OF 12

*May vary in size until total 38" diameter is planted



Attachment 4

Resolution B

RESOLUTION PC 23-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING VESTING TENTATIVE TRACT MAP 3192 FOR PHASE 2 (Area J) OF THE BEECHWOOD SPECIFIC PLAN PROJECT

APPLICANT – Harrod Paso, LP PHASE 2 PROPERTY - APNs: 009-863-045, 046, 047, and 048

WHEREAS, Rick Engineering Company, on behalf of Harrod Paso, LP, has filed an application for a proposed Development Plan (PD 22-19) and Vesting Tentative Tract Map (VTM 3192) for Phase 2 Area J of the Beechwood Specific Plan, which is located on approximately 39 acres of land located in the southeastern area of the City of Paso Robles, between Meadowlark Road and Creston Road on the east side of Beechwood Drive, APNs: 009-863-045, 046, 047, and 048; and

WHEREAS, VTM 3192 consists of a request to subdivide Phase 2 Area J of the Beechwood Specific Plan into 93 total lots, where 76 lots would be for single family residential homes, 2 lots for multi-family projects, 2 lots for mixed use projects, and 13 lots would be for the private streets, detention basins, and open space lots; and

WHEREAS, the proposed subdivision plan includes a proposed grading plan that demonstrates how the site would be re-contoured to create residential building pads and street network. The proposed grading plan would result in approximately 183,500 cubic yards of earthwork including 153,500 cubic yards of exported soil. The proposed grading would result in cuts of 12 feet and fill of 14 feet. The applicant proposes to use contour-grading techniques to help blend the changes in topography in with the surrounding landscape; and

WHEREAS, the Beechwood Specific Plan includes landscape details and a fencing plan for improvements along streets, open space areas, and private property fencing. These features would be applicable to the lots created by the proposed VTM 3192, and would provide seamless integration with the existing improvements in neighborhoods to the east; and

WHEREAS, several Conditions of Approval apply to the proposed VTM 3192 pertaining to extension of infrastructure improvements, maintenance of facilities, grading, and mitigation measures, and are included in Exhibit A; and

WHEREAS, the proposed Project is consistent with and supports implementation of the *Paso Robles Economic Strategy* since it proposes new housing opportunities, infrastructure, and investment in the community; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) was previously prepared for the Beechwood Specific Plan, and the proposed Vesting Tentative Tract Map and Master Development Plan for Phase 2 of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR); and

Attachment 4

Resolution B

WHEREAS, On August 11, 2023, a Notice of Public Hearing was published in a newspaper of general circulation within the City of El Paso de Robles and was mailed to all interested parties, as well as property owners within a 300-foot radius; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed project on August 22, 2023, and the Commission continued the item to September 12, 2023 then continued again to September 26, 2023; and

WHEREAS, the Commission continued the project in order to allow the applicant more time to clarify questions from the public related to the proposed density transfers, and other design element questions raised by the Commission; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed project on September 26, 2023.

NOW, THEREFORE BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES, AS FOLLOWS:

Section 1: Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2: Compliance with the California Environmental Quality Act. Pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) was previously prepared for the Beechwood Specific Plan, and the proposed Vesting Tentative Tract Map and Master Development Plan for Phase 2 of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR); and

Section 3: Findings for Approval of VTTM 3192. Based on the facts and analysis presented to it, including all written and oral testimony and staff presentations, and subject to the Conditions of Approval and **Phasing**, and attachments hereto, the Planning Commission finds as follows:

- a) The VTTM 3192 subdivision, as conditioned, is consistent with the Beechwood Specific Plan, and is consistent with: (1) the goals and policies established by the General Plan; (2) the policies and development standards established by the Zoning Ordinance; and (3) all other adopted codes, policies, standards, and plans of the City.
- b) VTTM 3192 would be consistent with the surrounding neighborhood development pattern and land uses, because it is surrounded by other areas of the Beechwood Specific Plan and the PG&E easement.
- c) VTTM 3192 will not be detrimental to the health, safety, morals, comfort, convenience, or general welfare of the residents living in or near the proposed neighborhoods, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city, as a result of the site planning demonstrating sufficient setbacks and landscaping.
- d) VTTM 3192 accommodates the aesthetic quality of the City as a whole, and will fit in with the established surrounding quality of development, especially where development will be visible from public views, gateways to the City, and scenic corridors, based on the mixture of quality materials and landscaping.

Attachment 4

Resolution B

- e) VTTM 3192 is compatible with, and is not detrimental to, surrounding land uses, improvements, and circulation systems; it provides an appropriate visual appearance, and contributes to the mitigation of any environmental impacts through implementation of the Mitigation Monitoring and Reporting Program adopted by City Council per CC Resolution 20-151, and participation in the Development Impact Fee Program.
- f) The proposed grading plan and changes to hillside ridgelines are consistent with the intent of the City's Grading Ordinance since these are minor topographic features and contour grading techniques will be incorporated to achieve a natural-appearing landform.
- g) The proposed Vesting Tentative Tract Map and Master Development Plan for Phase 2 of the Specific Plan does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no "substantial changes" to the project or to the circumstances under which the project was undertaken are proposed, and there are no "new significant environmental effects" or a "substantial increase in the severity of previously identified significant effects" under the existing EIR).

Section 4: Project Approval. Based on all of the above, the Planning Commission of the City of El Paso de Robles, California, finds that VTTM 3192 is compatible with the surrounding land uses in the vicinity and would provide for orderly growth and development, and does hereby **approve VTTM 3192, as shown in Exhibits A, B, and C** attached hereto and incorporated herein by reference.

Section 5: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. Melissa Boyer, the City Clerk, is the custodian of the record of proceedings.

Section 6: Execution of Resolution. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

PASSED AND APPROVED by the Planning Commission of the City of El Paso de Robles, California, at its regular meeting held on this 26th day of September 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Joel Neel, Chairperson

ATTEST:

Warren Frace, Secretary

Attachment 4

Resolution B

Exhibit A-1: Table 2-5 Updated
Exhibit A-2: Land Use Diagram Updated
Exhibit B-1: Site Specific Conditions of Approval
Exhibit B-2: Standard Conditions of Approval
Exhibits C-Y: Vesting Tentative Tract Map 3192 Exhibits

Exhibit A
Vesting Tentative Tract 3192 (Phase-2 Area J)
Site Specific Conditions of Approval
(Harrod Paso, LP)

Planning:

1. Vesting Tentative Tract 3192 for Beechwood Phase 2 – Area J shall be consistent with SP#5 Beechwood Specific Plan, unless modified by these conditions and standards.
2. The final map, grading and site improvement of VTTM 3192 shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Table 2-5 Updated
B	Land Use Diagram Updated
B-1	Site Specific Conditions of Approval
B-2	Standard Conditions of Approval
C – Y	Vesting Tentative Tract Map 3192 Exhibits

3. The final map shall create no more than 76 residential -lots, 2 multi-family lots and 2 mixed use lots for Subareas J, as indicated in the Land Use Summary Table (See Title Sheet of the Master Development Plan, Exhibit B). All other lots created by the final map for open space, roads, drainage, and city utilities purposes shall include deed restriction that limit the lot to a non-residential use.
4. Vesting Tentative Tract 3192 shall be in substantial compliance with Planning Commission approved Resolution 23-____ approving the Master Development Plan (PD 22-19) for Beechwood Phase 2 – Area J.
5. Prior to the issuance of a final map, the public improvement plans (landscaping plans for common areas and detention basins) shall be reviewed and approved by the Development Review Committee (DRC) for consistency with PD 22-19 Master Development Plan. These includes the slope areas within Amenity Lot 83.
6. Oak tree removals shall be substantially compliant with OTR 19-05 Res. 20-154 allowing for 6 trees to be removed for Phase 2 (Area J). If after the precise grading plans are developed, it is determined that there are oak trees originally approved for removal that don't need to be removed, and there are trees that weren't approved for removal that now need to be removed, the project Arborist along with the City Arborist and City Staff can review and approve the changes for substantial compliance with OTR 19-05. If it is determined that oak tree removals are not substantially compliant with OTR 19-05 it will be necessary to take the additional removal request to the City Council for review and approval.
7. The grading plans shall be reconfigured as approved by the Arborist and the City to protect oak tree 110 within Lot 83, in a manner consistent with the Oak Protection Plan for the BSP.
8. Mitigation measures provided in City Council Resolution. 20-151 for the BSP, shall be complied with at the timing as outlined in the MMRP.

Engineering:

General Requirements

1. All public infrastructure required to serve the project or project phase shall be designed by a Civil Engineer, deemed final by the City Engineer, and accepted by Council prior to issuance of certificates of occupancy.
2. At issuance of permits or other grants of approval, the applicant agrees to develop the property in accordance with the Most Current editions of the City Engineering Standard Details and Specifications, Municipal Codes, and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Development Code, Undergrounding of Utilities Ordinance, Sanitary Sewer and Industrial Waste requirement, Electrical Code, and Fire Code. The City Engineer reserves the right to ask for revisions to the Vesting Tentative Tract Map Plans to ensure compliance with the aforementioned codes.
3. All conditions and requirements per the Beechwood SP Mitigation Monitoring and Reporting Program are applicable. Specific Plan and DA will supersede VTTM. Applicant shall submit a matrix status update with each final map submittal showing compliance with the SP, DA and VTTM conditions and requirements. A final submittal shall show evidence that all Final Map conditions, included in the SP, DA or VTTM, are satisfied prior to recordation of each Final Map.
 - a. Timing: Update condition matrix with each VTTM submittal

Subdivision Requirements

4. Prior to issuance of building permits a Final Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California shall be approved by the Paso Robles City Council and filed in the Office of the County Recorder, in compliance with applicable City of Paso Robles, San Luis Obispo County, and State of California Codes.
5. The applicant shall secure, at the applicant's expense, sufficient title, or interest in land to permit construction of any required off-site improvements as required by DA Sections 4.1.6 through 4.1.6.3.
6. Prior to the Tract Map being filed with the County Recorder, the applicant shall not grant or record easements within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements; unless subordinated to the proposed grant or dedication. If easements are granted after the date of tentative map approval, subordination must be executed by the easement holder prior to the filing of the Tract Map.
7. At Final Map check submittal, the applicant shall provide a preliminary subdivision report. A final subdivision guarantee is required prior to Tract Map approval.
8. Prior to Tract Map approval, the applicant shall provide a Will Serve Letters from all necessary utilities, stating that service will be provided to this property.
9. Utility Companies serving the Project shall sign the final tract improvement plans.
10. The applicant shall place a note on the Final Map, prohibiting the lot owners within this development from interfering with the established drainage or easements and from erecting concrete block walls or similar solid constructions, on the Tract Map, except as approved by the City Engineer.
11. All project retaining and landscape walls shall be the responsibility of the HOA to maintain. This shall be reflected in the HOA documents.

Covenants, Conditions, and Restrictions and Homeowner's Association Requirements

12. The applicant shall comply with DA Section 3.14 through 3.15.2 related to the establishment of Covenants, Conditions and Restrictions (CCRs) and Homeowner's Association (HOA) documents.
 - a. Timing CCRs – With Final Map
 - b. Timing HOA – Prior to or concurrent with the CCRs
13. The HOA documents shall contain a requirement that the HOA is responsible for restoration of any paving or surface improvements necessitated by City operation, maintenance, repair, or replacement of City-owned utilities located in non-City maintained streets, with the exception of asphaltic cement paving in compliance with City Standards.

Community Facility Districts

14. The Services and Facilities Community Facility Districts shall be formed consistent with DA Section 3.16 through 3.19.
 - a. Timing: Prior to or with recordation of Final Map

Access Requirements

15. Prior to Tract Map approval the applicant shall record a **reciprocal access easement and maintenance agreement** for all shared driveways and drive isles within the project site, as directed by the City Engineer. This condition may be satisfied by incorporating the appropriate provisions into the CC&Rs.
16. Prior to Tract Map approval the applicant shall record a **covenant for easement** of all shared driveways and drive isles, and common landscaping/slope maintenance areas, as directed by the City Engineer. This condition may be satisfied by incorporating the appropriate provisions into the CC&Rs.
17. A two-foot access denial shall be shown on the Final Map for all properties fronting Meadowlark, Ridge, and Airport Roads except for areas planned for road connections.

Condominium/Lease Requirements

18. Condominiums require a separate tentative map and final map.

Grading

19. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved SP, DA, VTTM, and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
20. Prior to issuance of building permits, the applicant shall construct all grading and drainage facilities within the project site, obtain rough grade certifications, and a compaction report approved by the City Engineer. The City Engineer may allow phased grading at his or her discretion.

21. The VTTM shows an export of 110,370 CY of dirt from the project. Prior to issuance of a grading permit for this project, the applicant shall submit a copy of the grading permit for the import site and an exhibit of the proposed offsite haul route. The applicant is responsible for obtaining approval from all applicable agencies for the dirt hauling operation.
 - A. The applicant shall comply with the following requirements for the offsite dirt hauling operation if City Streets are utilized:
 - I. Obtain an encroachment permit for the work.
 - II. The hours of operation shall be between 8:30 am to 3:30 pm. Niblick and Creston shall not be used between 7 am and 8:30 am and 2:30 pm and 3:30 pm Monday through Friday.
 - III. Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the City Engineer.
 - IV. Provide traffic control and flagging personnel along the haul route to the satisfaction of the City Engineer.
 - V. Prior to issuance of grading permit, the applicant shall pay a Haul Route Pavement Repair Security Cash Deposit (Deposit) of **\$40,000**, which may be increased or decreased based upon an estimated cost to complete the repairs of streets damaged during the dirt hauling operation. The limits and scope of the repairs shall be determined by the City Engineer. In order to receive a refund of the Deposit, the applicant or subsequent property owners shall complete the pavement repairs to the satisfaction of the City Engineer within one year from the completion of the dirt hauling operation. If the pavement repairs are not completed within one year, the City may use the Deposit to complete the repairs. Any funds remaining at the completion of the repairs will be refunded to the applicant. If the Deposit is insufficient to complete the repairs, the City shall seek additional funds from the applicant.
 - VI. Prior to building final, the applicant shall repair any pavement damaged by the dirt hauling operation to the satisfaction of the City Engineer. The limits of the road repairs shall be consistent with the approved haul route.
22. The applicant shall obtain a notarized Letter of Permission for grading outside of the property lines/tract boundary from the adjacent property owner(s).
 - a. Timing: Prior to grading permit issuance.
23. The applicant shall eliminate all geologic hazards associated with this proposed development or delineate restricted use areas on the Tract Map as approved by the consultant geologist and dedicate to the City the right to prohibit the erection of buildings and other structures within all restricted use areas and as directed by the City Engineer.
 - a. Timing: Prior to Tract Map recordation if required by the City Engineer.
24. The applicant shall acquire applicable permits from the Army Corps of Engineers, California Department of Fish and Wildlife, the Regional Water Quality Control Board and any other regulatory agencies. A copy of the permits, or a response letter from each agency indicating a permit is not required, shall be submitted to the City.
 - a. Timing: Prior to Grading Permit issuance.

Drainage Requirements

25. Prior to final drainage plan approval, all existing and proposed storm drain inlets/catch basins within or adjacent to the property along with all new storm drain inlets/catch basins shall be designed or retrofitted as directed by the City Engineer.
 - a. Timing: Prior to Drainage Plan Approval.
26. The applicant shall have approved by the City Engineer, a drainage study demonstrating that post-development flows from the site will not be increased from pre-development flows or mitigate for the increase in compliance with Engineering Standard Details and Specifications.
 - a. Timing: Prior to Grading Permit Issuance.
27. Prior to grading and drainage plan approval, a wetland mitigation program to mitigate impacts. The wetland impacts will be primarily mitigated as required by appropriate governmental agencies. Permits will be required by the US Army Corps of Engineers that will further define appropriate avoidance measures or compensatory mitigation based on final project plans.
 - a. Timing: Grading may start after issuance of Permit by the City and relevant agencies.

Water Quality Requirements

28. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.
 - a. Timing: Prior to issuance of a grading permit.
29. The applicant shall have approved by the City Engineer, a Post Construction Stormwater Plan Report (Stormwater Plan) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. The Plan shall be submitted in compliance with the Engineering Standard Details and Specifications.
 - a. Timing: Prior to issuance of grading permit

Streetlight Requirements

30. Prior to on and offsite improvement plan approvals, the applicant shall submit a Street Light Plan for review and approval. Street-lighting systems shall be consistent with the scope and intent of the SP.
31. Streetlights shall be dedicated to, owned, and operated by Pacific Gas and Electric or as otherwise required by DA Section 3.3.3.1.
32. The applicant shall dedicate streetlight easements, as directed by the City Engineer, for all existing and proposed streetlights, located outside of the public right of way on the Tract Map.

Fiber Optic Utilities

33. Fiber optic conduit(s) shall be included throughout the subdivision and installed to the satisfaction of the City Engineer. Fiber Optic conduits (two 3-inch conduits) and pull boxes shall be install on Creston, Airport, and Ridge Roads and dedicated to the City.
 - a. Timing: with street improvements.

Street Improvement Requirements

34. All on and offsite streets shall be designed accordance with the Beechwood Specific Plan, the street design criteria contained in the latest edition of the City Engineering Standard Details and Specifications or as required by the City Engineer. The TI and AC thickness for Ridge Road shall be 7 and four inches. The TI and AC Thickness for Airport Road shall be 9 and six inches. The TI and AC thickness for Creston Road will be approved by San Luis Obispo County. Local streets shall have a TI of 6 and an AC thickness of 3.5 inches.
 - a. Timing: Prior to issuance of tract onsite and offsite improvement plans.
35. Offsite roundabouts and onsite traffic circles shall be designed to the satisfaction of the City Engineer and Emergency Services Department. All roundabouts shall be designed to allow for the turning radius of the largest City Fire Apparatus without the bumper extending over adjacent curbs.
36. Roundabout landscaping and lighting shall be approved by the City Engineer and shall not conflict with City utilities.
37. Offsite Improvements design shall be approved by the City Engineer. Improvements shall be constructed according to the timing included in the approved mitigation and monitoring program (MMP), the DA and SP.
 - a. Timing: As specified in the MMP, DA, SP or as directed by the City Engineer if not addressed in the previous three documents.
38. The applicant shall dedicate all required right of way for Creston, Airport, and Ridge Roads to the Satisfaction of the City Engineer.
 - a. Timing: With the Final Map
39. Prior to any construction (including, but not limited to, drive approaches, sidewalks, sewer laterals, curb and gutter, etc.), trenching or grading within public street right-of-way, the applicant shall submit a street improvement plan consistent with the approved SP, DA and conditions of approval; and obtain encroachment permits from the City.
 - a. Timing: Prior to issuance of an Encroachment Permit.
40. The applicant shall submit a street tree location plan to the City's consistent with the approved Beachwood Specific Plan and the City's approved Tree list.
 - a. Timing: Prior to issuance of tract improvement plans.
41. The applicant shall dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches and ADA ramps with landings.
 - a. Timing: Prior to issuance of tract improvement plans.
42. The applicant shall construct onsite street pavement per either of the following options. The selected option shall be indicated on the street plan
 - a. The applicant shall construct the full pavement section including the final lift of asphalt to finish grade in conformance with the design TI. Prior to building final, the applicant shall refurbish the pavement to the satisfaction of the City Engineer.
 - b. The applicant shall construct a pavement section that is a minimum of 1½" lower than finish grade, in conformance with the design TI. Prior to building final, the applicant shall refurbish the pavement, and complete the final lift of asphalt to meet finish grade to the satisfaction of the City Engineer.
43. The applicant shall include signing and striping plans for roadways within or abutting the project, as directed by the City Engineer.
 - a. Timing: Prior to issuance of tract on and offsite improvement plans
44. The applicant shall install cluster style mailboxes and posts in accordance with the City's standards, and secure approval of the U.S. Postal Service prior to installation. Individual mailboxes will not be allowed in the sidewalk fronting properties. All cluster mailboxes will be maintained by the HOA.

- a. Timing: Prior to building permit final.
- 45. Prior to building final for each residence, the applicant shall repair any broken or damaged curb, gutter and sidewalk, and refurbish the half section of pavement on streets within or abutting the project, to the satisfaction of the City Engineer.
- 46. The applicant shall install a sign at the end of all streets that are to be extended in the future, as directed by the City Engineer.
 - a. Timing: Prior to final of tract improvement plans
- 47. Airport and Ridge Road and intersection improvements shall be completed prior to occupancy of the first unit. Road improvement scope of work and transition locations will be determined by the City Engineer for each phased map. The timing of offsite improvements west of on Meadowlark Road shall be as specified in the Mitigation Monitoring Program.

Sewer Improvement Requirements

- 48. The applicant shall dedicate all necessary sewer easements on the Tract Map. The sewer plans shall be reviewed and approved by the City Engineer.
- 49. Prior to City approval of the utility plans, the Applicant shall submit construction plans for 1) replacement of the pumps and valves at the City's Sewage Lift Station No. 11 to be greater than 560 gallons per minute capacity and 2) replacement of 530 feet of 10-inch diameter sewer main in Beechwood Drive with 12-inch sewer main, per the City's 2019 Wastewater Collection System Renewal Strategy. The plans must be reviewed and approved by the City's Wastewater Manager. The Applicant must complete these off-site improvements prior to issuance of the first certificate of occupancy. Upsizing of the existing gravity sewer in Oriole Way may also be required depending on the completed results of the Applicant's sewer study.
- 50. The applicant shall provide a sewer area study in accordance with City policies or direction for review and approval by the City Engineer.
 - a. Timing: Prior to sewer construction plan approval.
- 51. The applicant shall construct all sewer or lift station upgrades per the approved sewer area study, to the satisfaction of the City Engineer.
 - a. Timing: prior to issuance of the first building permit or as directed by the City Engineer
- 52. The sewer lift station serving the southern half of Area J shall be reviewed and accepted by the City Wastewater Division and City Engineer. The new sewage lift station shall be designed in accordance with the current edition of the City Standard Details and Specifications.
 - a. Timing: Plans approved prior to issuance of a residential unit's Building Permit.
 - b. Timing: Lift station constructed and operational prior to the first unit's Building Permit final.

Water

- 53. Water infrastructure shall be designed and constructed in conformance with the latest edition of the City Standard Details and Specifications, the 3/14/19 WSC technical memorandum and a hydraulic analysis for the project:
 - a. Timing: Design acceptance prior to issuance of tract improvement plans. Construction of water infrastructure prior to issuance of final occupancy for the first unit.
- 54. Applicant shall reimburse the City for the hydraulic analysis and preliminary and final design of a public Booster Pump Station serving the pressure zone that includes Area J. Applicant shall be responsible for design of building and non-water related infrastructure as directed by the Water Resources Manager. Applicant shall be responsible for funding and construction of the Booster Pump Station in accordance

with the Water Resource Manager's requirements. The Booster Pump Station architecture may match the surrounding development and building fence and construction type and design shall be approved by the Water Division Manager and City Engineer. A building permit will be required for all applicable structures.

55. The applicant shall fund, design, and install looped water mains with no less than two separate connections directly to the City water system to supply the booster station serving the pressure zone that includes Area J prior to final occupancy of the first unit.
56. Applicant shall fund, design, and install all onsite and offsite infrastructure required to provide the adequate water supply and connections, fire flow and pressure needed for Area J to the City Engineer's and Water Resource Manager's satisfaction. The water system improvements and the public booster station shall be constructed, accepted, and operational prior to final occupancy for the first unit.
57. The applicant shall dedicate all necessary water easements and convey the booster station property to the City. The booster station lot shall provide no less than 50' by 75' of flat, unobstructed, and usable area and have unobstructed access to Ridge and Airport Road via applicant provided and City approved drive approaches. The lot shall not be affected by cut or fill slopes, shall be provided to the City with a pad certification, and have a minimum cross slope of 2% in any direction. The lot shall be free from any title or easement incumbrance.,
 - a. Timing: On the final map.

Recycled Water

58. The applicant shall design recycled water infrastructure as required by City Engineer and Recycled Water Manager. Recycled water infrastructure shall conform with City standards for recycled water system improvements and modifications required by the Water Manager and City Engineer for recycled water service. Recycled water shall not be used on residential properties, only common space areas as approved by the City and State.
 - a. Timing: Prior to issuance of tract improvement plans.
59. The applicant shall dedicate all necessary recycled water easements to the City.
 - a. Timing: On the final map.

Emergency Services – Fire Department: The following conditions shall be addressed and approved as part of the recording of the final map for Tract 3198:

- 1) All street widths and designs must at least meet the CFC (including appendix D) standards.
- 2) No Parking signs and painted curbs are required throughout the tract where the design does not allow parking as outlined in the CFC appendix D.
- 3) Hydrant spacing and placement not reviewed with this submittal. Hydrant spacing and placement will need to be approved by PRFES and PR City Engineering prior to construction.

EXHIBIT - B

**City of El Paso De Robles
Standard Development Conditions**

☒ Planned Development☐ Conditional Use Permit☐ Tentative Parcel Map☒ Vesting Tentative Tract Map 3192Approval Body: Planning CommissionDate of Approval: Sept. 26, 2023Applicant: Harrod Paso, LPLocation: Beechwood Specific Plan (Phase 2,APN:Area J)

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:

A. GENERAL CONDITIONS – PD/CUP:

- ☒ 1. This project approval shall expire on Sept. 26, 2025 unless a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- ☒ 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Planned Development process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- ☒ 3. To the extent allowable by law, Owner agrees to hold City harmless from costs and expenses, including attorney's fees, incurred by City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the project. Owner understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.
- ☐ 4. Any site specific condition imposed by the Planning Commission in approving this project (**Conditional Use Permit**) may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case

of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

- ☒ 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- ☐ 6. All signs shall be subject to review and approval as required by Municipal Code Section 21.19 and shall require a separate application and approval prior to installation of any sign.
- ☒ 7. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block. All walls/fences and exposed retaining walls shall be privately maintained and installed on private property.
- ☒ 8. Prior to the issuance of a Building Permit a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- ☐ 9. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to or in conjunction with the Final Map. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- ☐ 10. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.21.110 of the Municipal Code.
- ☐ 11. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for recycling bins. The enclosure shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Check with Paso Robles Waste Disposal to determine the adequate size of enclosure based on the number and size of containers to be stored in the enclosure.
- ☐ 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.
- ☐ 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally

integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.

- ☒ 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.
- ☒ 15. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.
- ☒ 16. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.
- ☒ 17. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- ☒ 18. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee. It is the applicant's responsibility to track and demonstrate compliance with the project approvals, conditions, agreements and any other conditions of approval.
- ☐ 19. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.
- ☒ 20. Prior to the issuance of building permits, the
 - ☒ Development Review Committee shall approve the following:
 - ☐ Planning Division Staff shall approve the following:
 - ☐ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
 - ☐ b. A detailed landscape plan;
 - ☐ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - ☒ d. Other: See Site Specific Conditions of Approval.

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

- ☒ 1. In accordance with Government Section 66474.9, the subdivider shall defend,

indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

- ☒ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval the Community Development Director, the Public Works Director and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- ☒ 3. Prior to recordation of any Final Map, the owner shall petition to annex residential Tract (or Parcel Map) **Tract 3192** into the Community Facilities Districts required to be established by the Project Development Agreement.
- ☒ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- ☒ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:
 - All Streets and lighting
 - All Trails
 - All common landscape areas, fence and walls
 - All storm drainage facilities, basins and pipes

ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:

All conditions marked are applicable to the above referenced project for the phase indicated.

C. PRIOR TO ANY PLAN CHECK:

- ☒ 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

D. PRIOR TO ISSUANCE OF A GRADING PERMIT:

- ☐ 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The developer's engineer shall provide the required supporting data to justify the application.
- ☒ 2. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No. 553, Municipal Code No. 10.01 "Oak Tree

Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.

- ☒ 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- ☒ 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- ☒ 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- ☒ 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications or as required by the City Engineer to enable orderly development.
- ☒ 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- ☒ 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Parks/Facilities Maintenance Division Supervisor and the Community Development Department.
- ☐ 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:

The Planning Commission has made a finding that the fulfillment of the construction requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.

- ☒ 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- ☒ 2. All public improvements are completed and approved by the City Engineer, and

accepted by the City Council, except for maintenance that will be provided by the Home Owners Association.

- ☒ 3. The owner shall offer to dedicate and improve the all of streets indicated on the map to the standard indicated in the River Oaks II Design Manual:

Creston Road	Per Specific Plan	NA
Beechwood Road	Per Specific Plan	NA
Meadowlark Road	Per Specific Plan	NA
Ridge Road	Per Specific Plan	NA

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

- ☒ 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:

Performance Bond.....100% of improvement costs including contingencies.

Labor and Materials Bond.....50% of performance bond including contingencies

- ☒ 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.

- ☒ 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is inadequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.

- ☐ 7. Because of the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on _____ along the frontage of the project.

- ☒ 8. The applicant shall install all utilities. Streetlights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.

- ☒ 9. The owner shall offer to dedicate to the City the following easement(s) as required by the City Engineer. The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:

- ☒ a. Public Utilities Easement;
- ☒ b. Water Line Easement;
- ☒ c. Sewer Facilities Easement;
- ☒ d. Landscape Easement;

- ☒ e. Storm Drain Easement.
- ☒ e. Recycled Water Line Easement.

- ☐ 10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
 - ☐ a. Street lights;
 - ☐ b. Parkway/open space landscaping;
 - ☐ c. Wall maintenance in conjunction with landscaping;
 - ☐ d. Graffiti abatement;
 - ☐ e. Maintenance of open space areas.
- ☐ 11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
- ☒ 12. All final property corners shall be installed after prior to occupancy of any unit.
- ☒ 13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
- ☐ 14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
- ☒ 15. Clear blackline mylars and or paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided. Engineer of Record shall also provide documents required by Engineering Standard Details and Specifications Section III-2, Acceptance of Improvements.

**CITY OF EL PASO DE ROBLES
STANDARD DEVELOPMENT CONDITIONS**

Project: BSP-J

Planning Number: P22-0013

Date: Aug. 22, 2023

The following are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution. The Project Conditions of Approval do not include all mandatory code requirements. Code compliance will be verified throughout the project which may include additional requirements applicable to your project. Referenced standards include the adopted current code cycle for the California Building Code (CBC), California Fire Code (CFC), Paso Robles Municipal Code (PRMC), and the Paso Robles Standard Details and Specifications.

PASO ROBLES FIRE AND EMERGENCY SERVICES (PRFES)

Applicant shall contact PRFES, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

1. ☒ **Prior to the start of construction:**
 - ☒ Plans shall be reviewed, approved, and permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).
 - ☐ Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to CFC Appendix B.
2. ☒ **Prior to delivery of combustible materials:**
 - ☒ Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
 - ☐ Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to PRMC.

- ☐ An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
- ☒ Access roads shall be at least 20' in width with at least 13' 6" of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
- ☐ Truck access road shall be minimum 26' in width with at least 13' 6" of vertical clearance. Minimum set-back 15', maximum 30'. Refer to CFC Appendix D.
- ☒ Provide temporary turn-around for phased construction streets that exceed 150' in length. Refer to Paso Robles Standard Details and Specifications.
- ☐ Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.

3. ☐ Provide on address side of building if applicable:

- ☐ Fire alarm annunciator panel location to be approved by PRFES.
- ☐ Knox Box key entry box or system.
- ☐ FDC location and access path must be approved by PRFES.
- ☐ Minimum 6" high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.
- ☐ For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

4. ☐ Provide a central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in the current, adopted edition of the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.
5. ☐ Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30'. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' will compel additional standpipe system(s) in each stairwell.
6. ☐ Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.
7. ☐ Provide permanent turn-around for driveway/access roads that exceed 150' in length. See Paso Robles Standard Details and Specification Standard.
8. ☐ Fire extinguisher placement shall be approved by PRFES.
9. ☐ Landscape plant selections shall be fire resistive within 30' of structures.
10. ☐ Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.
11. ☐ Project shall comply with all requirements in current, adopted edition of CFC and PRMC.
12. ☐ Prior to the issuance of Certificate of Occupancy:
 - ☐ Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - ☐ A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.
 - ☐ A Final Fire Walk-through inspection shall be completed on all buildings.

VESTING TENTATIVE TRACT MAP

BEECHWOOD TRACT 3192

CITY OF PASO ROBLES, CA

INDEX OF SHEETS

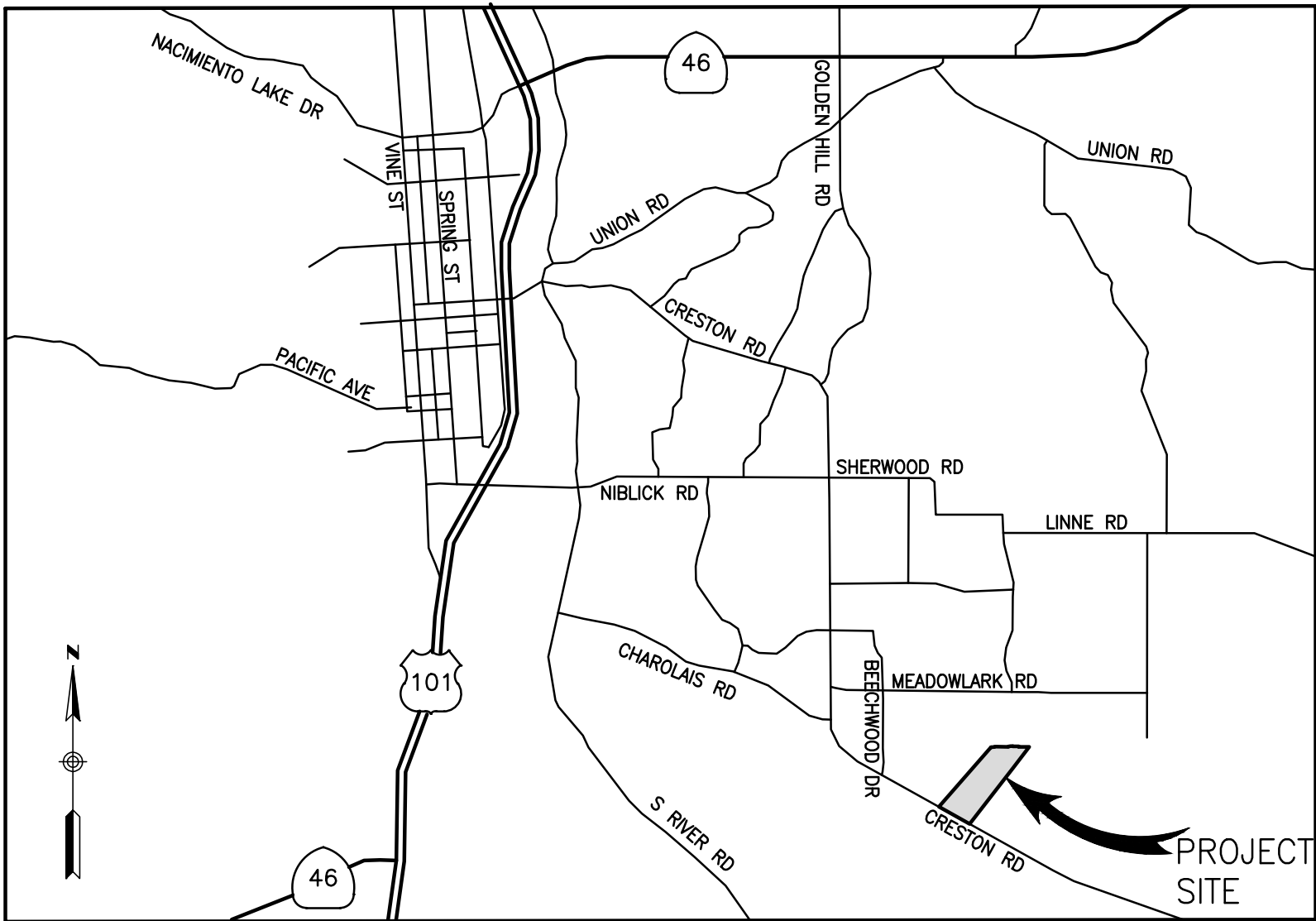
SHEET NO.	TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION
3	ROAD CROSS SECTIONS
4	LOT DETAILS & MAINTENANCE
5	UNDERGROUND RETENTION EXAMPLE DETAILS
6-8	TENTATIVE MAP
9	SITE CROSS SECTIONS
10-12	GRADING & IMPROVEMENTS
13-23	UTILITY PLANS

LEGEND

SUBAREA BOUNDARY	_____
PROPOSED MULTI-USE PATHWAY	-----
PROPOSED OPEN SPACE TRAIL
EXISTING LOT LINES	----
78' RESERVED FOR PRUE (FUTURE AIRPORT ROAD) TO BE ABANDONED	-----

ABBREVIATIONS

IE	INVERT ELEVATION
PL	PROPERTY LINE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHLD	SHOULDER
SS	SEWER LINE
SSMH	SEWER MANHOLE
R/W	RIGHT OF WAY
W	WATER LINE



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

LOTS 13-16 OF FINAL MAP 3160 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO THE MAP RECORDED 11/15/2021, BOOK 41, PAGES 29 THROUGH 41 OF MAPS.

NOTES

1. THE BEECHWOOD SPECIFIC PLAN SHALL BE THE GUIDING DOCUMENT FOR THE DESIGN STANDARDS AND DEVELOPMENT OF THE PROJECT. THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR CITY ENGINEER SHALL DETERMINE CONSISTENCY BETWEEN THE SPECIFIC PLAN, VESTING TENTATIVE TRACT MAPS, DEVELOPMENT PLAN, AND CONSTRUCTION DOCUMENTS.
2. MULTIPLE FINAL MAP UNITS MAY BE FILED

SURVEY INFORMATION

TOPOGRAPHIC SURVEY FOR THE SITE WAS PREPARED BY NORTH COAST ENGINEERING, DATED 2005.

ASSESSOR'S PARCEL NUMBERS

009-863-013, 009-863-045, 009-863-046, 009-863-047,
009-863-048

SITE AREA

GROSS ACREAGE = 38.30 ACRES
NET ACREAGE = 33.60 ACRES

PROPOSED LOTS

TOTAL NUMBER OF LOTS PROPOSED =	97
SINGLE FAMILY RESIDENTIAL LOTS =	76 (LOTS 1-75)
AMENITY LOTS =	3 (LOTS 82, 83, 85)
AMENITIZED/ PASSIVE PARK LOTS=	3 (LOTS 84, 86, 87)
WATER QUALITY BASIN LOTS =	1 (LOT 88)
CONSERVED OPEN SPACE LOTS =	1 (LOT 89)
MULTI-FAMILY RESIDENTIAL LOTS =	4 (LOTS 76-79)
MIXED USE LOTS =	2 (LOTS 80, 81)
PRIVATE STREET LOTS =	7 (LOTS 91-97)
WATER BOOSTER STATION LOT =	1 (LOT 90)



SITE MAP
NO SCALE

LAND USE SUMMARY AND CONSISTENCY TABLE

SUBAREAS	BSP			VTM 3192			
	MAX DU ¹	AREA (ACRES) ²	DENSITY (DU/ACRE)	PROPOSED NO. OF DU ⁷	AREA (ACRES) ⁸	PROPOSED DENSITY	CONSISTENT WITH BSP (YES/NO)
J-1	60	16.55	3.6	73 ⁴	15.95	4.58	Y
J-2 ¹⁰	63 ³	9.70	6.5	66 ^{5,6}	9.65 ¹⁰	6.84	Y
J-3 ^{9,10}	70	4.67	15.0	81 ⁷	6.21 ¹⁰	13.0	Y
J-4	—	7.30	0 ⁸	—	6.49	0 ⁸	Y
TOTAL	193	38.22	—	220	38.30	—	Y

- NOTE:
BSP= BEECHWOOD SPECIFIC PLAN
1. DU= DWELLING UNITS
 2. GROSS ACRES PER THE BSP
 3. SUBAREA J-2 OF BSP SHALL HAVE MINIMUM OF 50 UNITS PROVIDED AT 8 DU/AC MIN.
 4. SUBAREA J-1 TO RECEIVE 11 DU'S ARE TRANSFERRED FROM VTM 3166 , AND 2 DU'S FROM SUBAREA G AS REQUIRED BY TABLE 2-5, DEVELOPMENT BY SUBAREA, FOOTNOTE 5.
 5. SUBAREA J-2 TO RECEIVE 2 DU'S FROM SUBAREA G AS PERMITTED BY TABLE 2-5, DEVELOPMENT BY SUBAREA, FOOTNOTE 5.
 6. SUBAREA J-2 DU INCLUDES 63 MULTI-FAMILY UNITS AND 2 RESIDENTIAL SINGLE FAMILY UNITS. THE 2 RSF LOTS IN J-2 (B-RM) WOULD STILL BE CONSISTENT WITH THE BSP AND ZONING BECAUSE DETACHED SFDs ARE ALLOWED IN THE B-RM ZONE.
 7. SUBAREA J-3 DU INCLUDES 11 DU'S TRANSFERRED FROM SUBAREA G AS PERMITTED BY TABLE 2-5, DEVELOPMENT BY SUBAREA, FOOTNOTE 5.
 8. MIXED USE RESIDENTIAL REQUIRES DENSITY TRANSFER FROM RESIDENTIAL AREAS OF THE PLAN BY SPECIFIC PLAN AMENDMENT.
 9. SUBAREA J-3 SHALL HAVE A MINIMUM OF 3.0 ACRES PROVIDED AT 20 DU/ACRE
 10. THE TRANSFER OF DWELLING UNITS BETWEEN SUBAREA J-2 AND J-3 IS PERMITTED AT TIME OF FINAL MDP.

GENERAL PLAN & ZONING

EXISTING GENERAL PLAN: BEECHWOOD SPECIFIC PLAN

- EXISTING LAND USES:
- RESIDENTIAL SINGLE FAMILY-7
 - RESIDENTIAL MULTIPLE FAMILY-14
 - RESIDENTIAL MULTIPLE FAMILY-24
 - MIXED USE-24
 - OPEN SPACE - AMENITIZED GREEN SPACES
 - OPEN SPACE - CONSERVATION

EXISTING ZONING (BEECHWOOD SPECIFIC PLAN):

- RESIDENTIAL LOW B-RL
- RESIDENTIAL MEDIUM B-RM
- RESIDENTIAL HIGH B-RH
- MIXED USE B-MU
- OPEN SPACE RECREATION B-OSR
- OPEN SPACE CONSERVATION B-OSC

SEE MINOR ADJUSTMENTS MADE TO INTERNAL STREET ALIGNMENTS, LOT LAYOUT DESIGN, PRELIMINARY GRADING AND DRAINAGE SYSTEMS, OPEN SPACE AND PASSIVE PARK LOCATIONS, AND SEWER LINE ALIGNMENT IN THE "BEECHWOOD SP PHASE 2 MDP AND VTM 3192 PROJECT DESCRIPTION", PREPARED BY RICK ENGINEERING, DATED 09/16/2022.

OWNERS/SUBDIVIDERS

HARROD PASO, LP, A CALIFORNIA LIMITED PARTNERSHIP
365 VICTOR STREET, SUITE S
SALINAS, CA 93907
PHONE: (831) 596-7021
CONTACT: RAY HARROD

CIVIL ENGINEER/PLANNER

RICK ENGINEERING COMPANY
1160 MARSH STREET, SUITE 150
SAN LUIS OBISPO, CA 93401
PHONE: (805) 544-0707
CONTACT: TOM MARTIN P.E.



SITE UTILITIES

WATER SUPPLY:	CITY OF PASO ROBLES
SEWAGE DISPOSAL:	CITY OF PASO ROBLES
GAS:	SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TV:	CHARTER COMMUNICATIONS

BEECHWOOD TRACT 3192 VTTM

TITLE SHEET

CITY OF PASO ROBLES, CA

JOB NO: 17671F SCALE: NO SCALE DATE: 05/01/2023 SHEET NO. 1 OF 23

LEGEND

SUBDIVISION BOUNDARY

EXISTING LOT LINE

EASEMENT

EXISTING JURISDICTIONAL
WETLAND PER BIOLOGICAL
REPORT PREPARED BY
ALTHOUSE AND MEADE,
DATED JUNE 2018

EXISTING OAK TREE TO REMAIN

EXISTING OAK TREE TO BE
REMOVED

TREE NUMBER PER MEMO
PREPARED BY ALTHOUSE AND
MEADE, DATED AUGUST, 2022

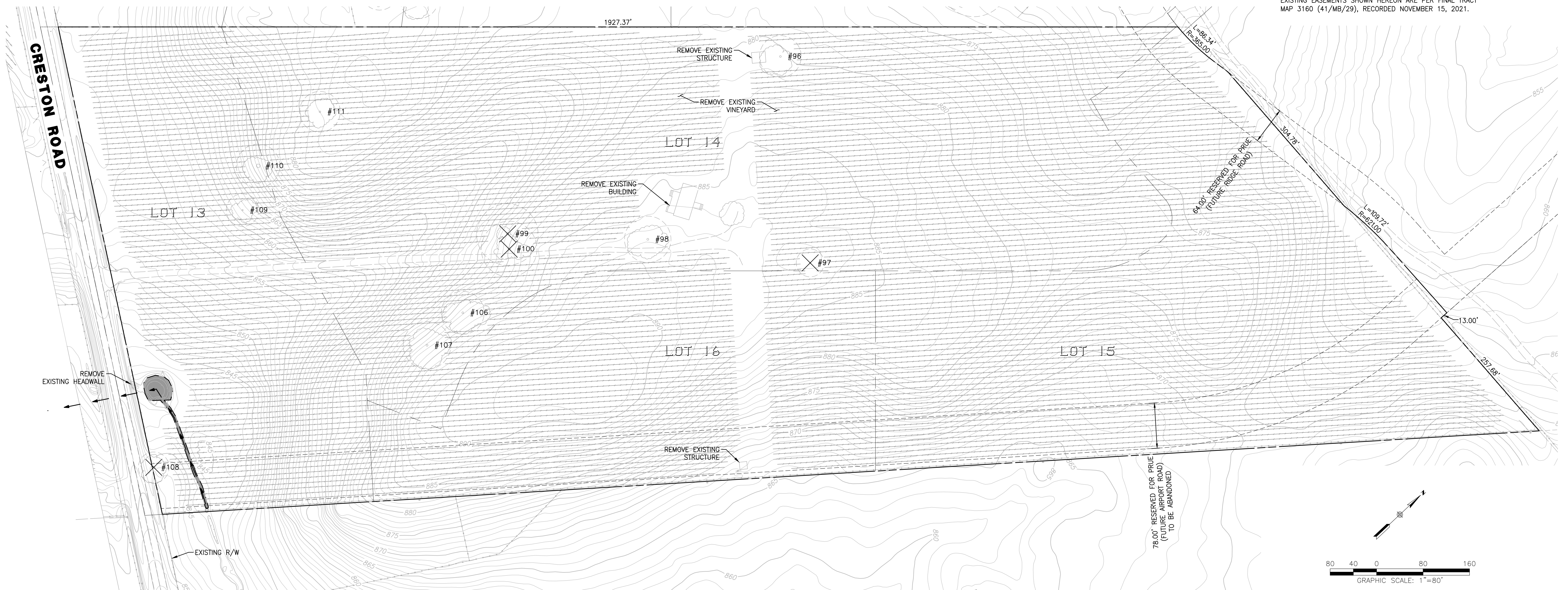
FLOW PATH OF EXISTING
WATER COURSE

EXISTING FENCE

EXISTING VINEYARD ROWS

NOTE

EXISTING EASEMENTS SHOWN HEREON ARE PER FINAL TRACT
MAP 3160 (41/MB/29), RECORDED NOVEMBER 15, 2021.

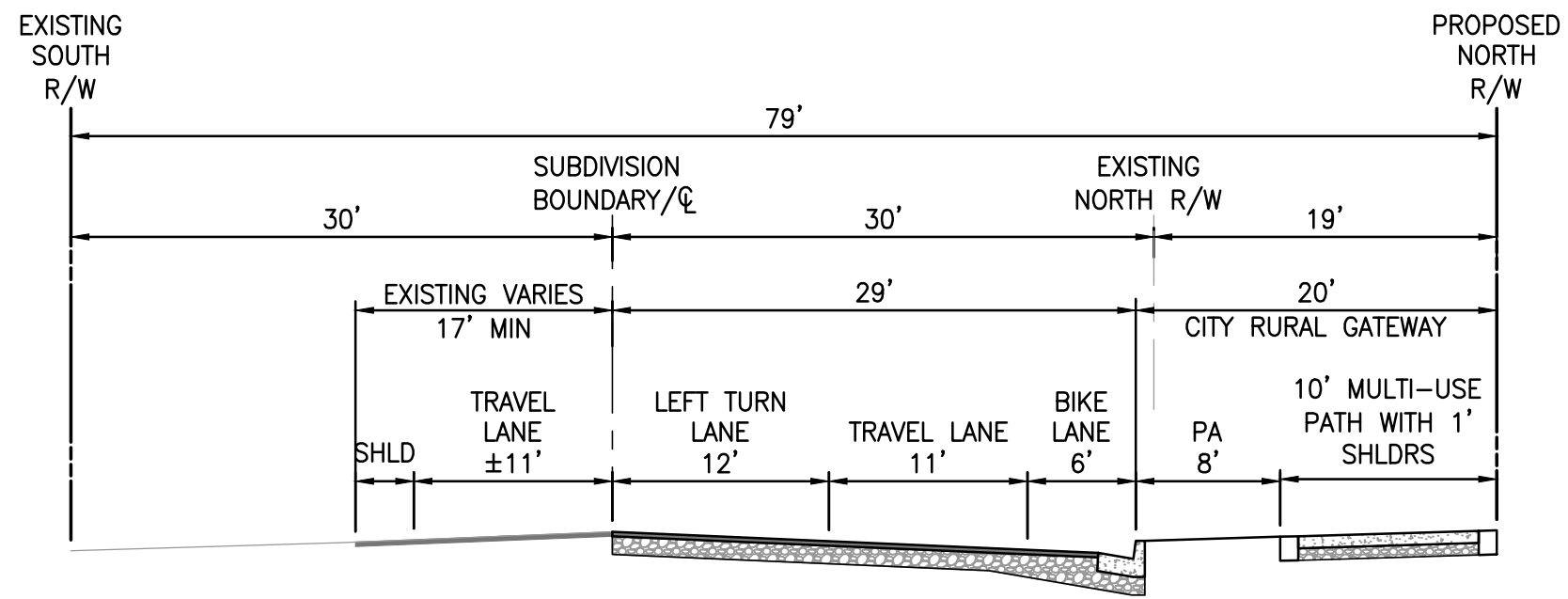


BEECHWOOD TRACT 3192 VTTM

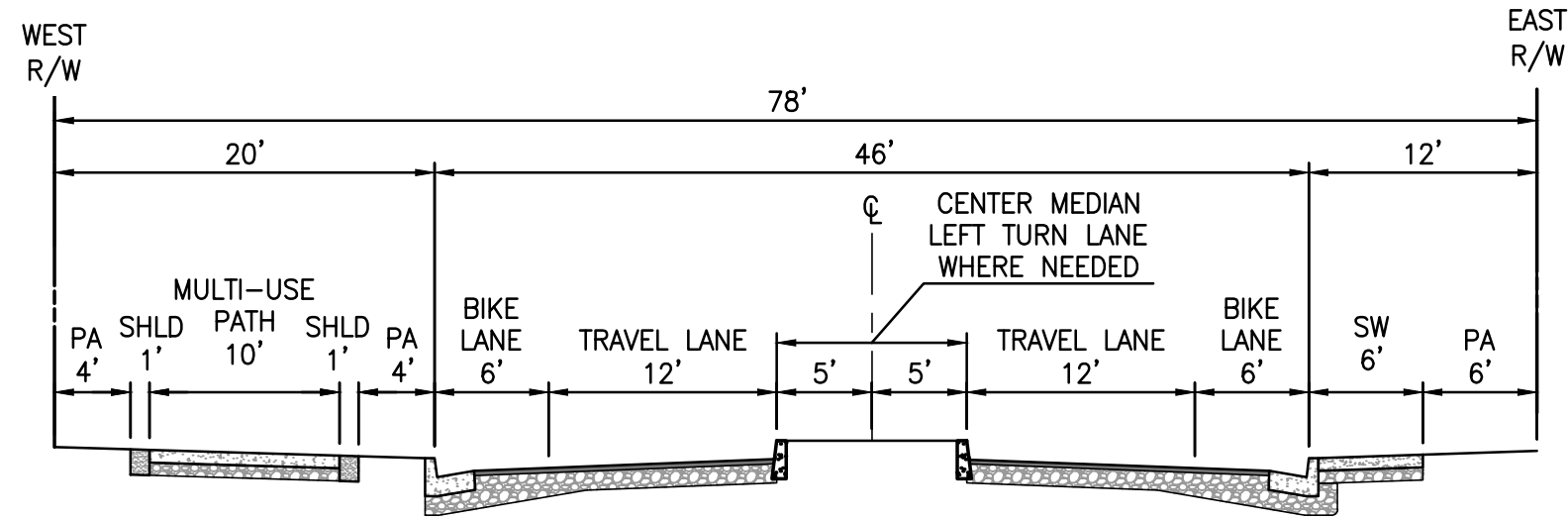
EXISTING CONDITIONS AND DEMOLITION

CITY OF PASO ROBLES, CA

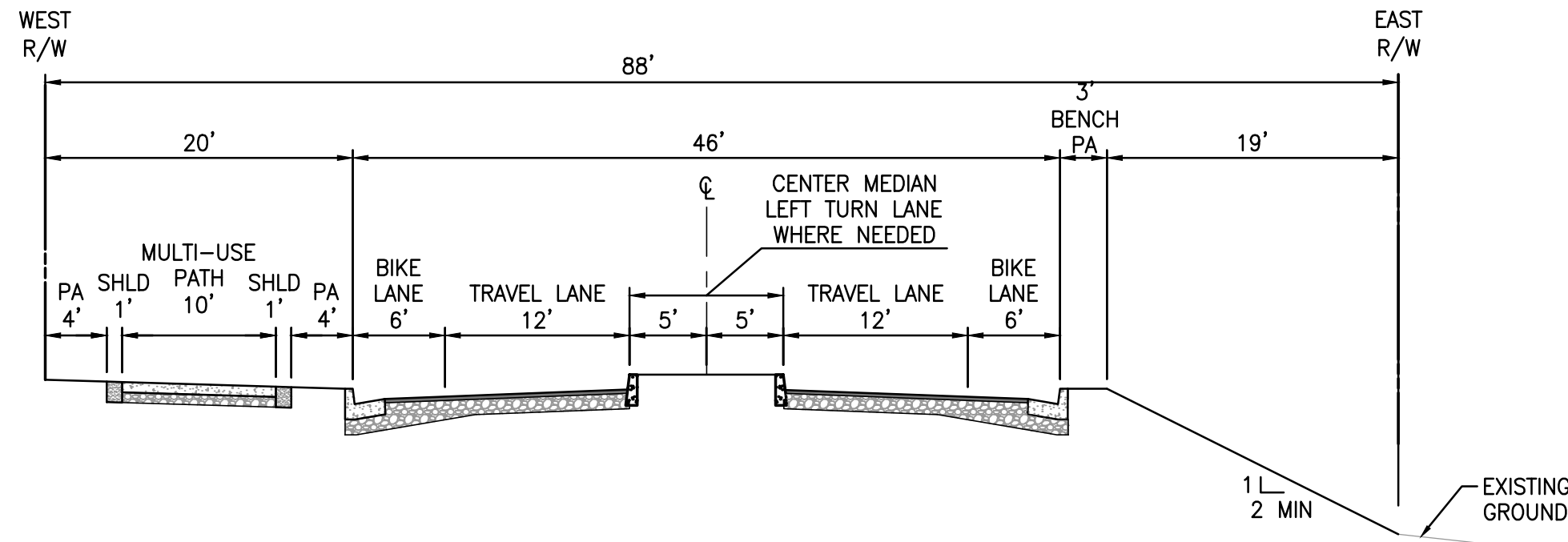
JOB NO: 17671F	SCALE: 1"=80'	DATE: 05/01/2023	SHEET NO. 2 OF 23
----------------	---------------	------------------	-------------------



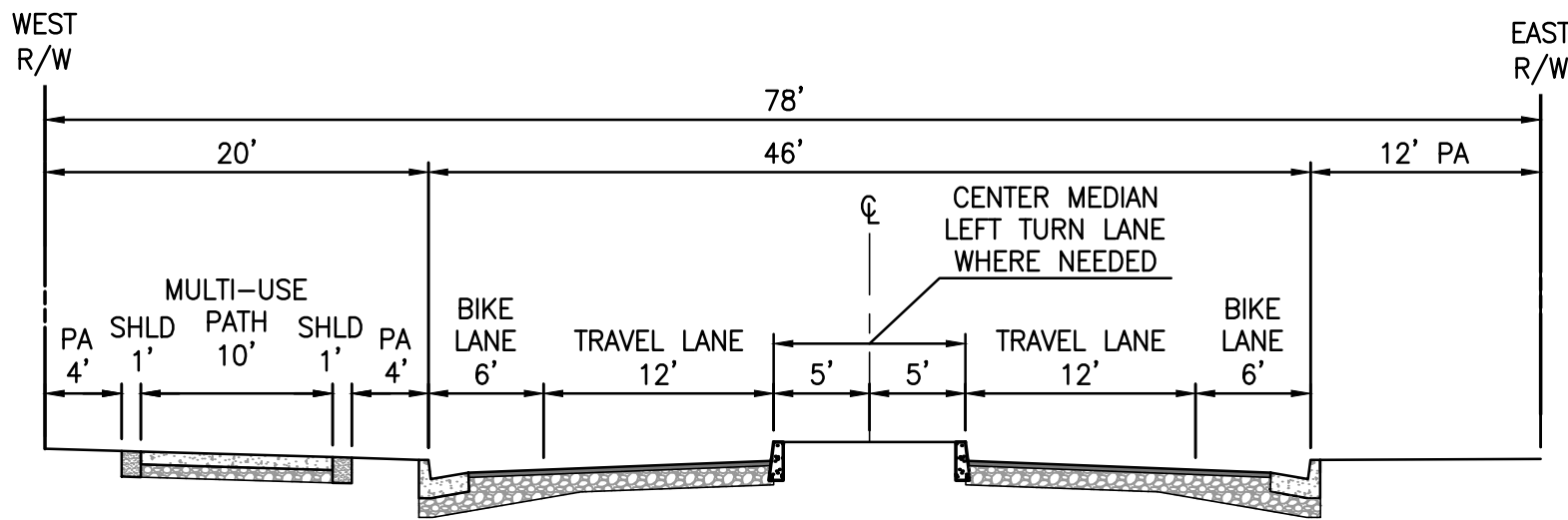
A CRESTON ROAD
NOT TO SCALE



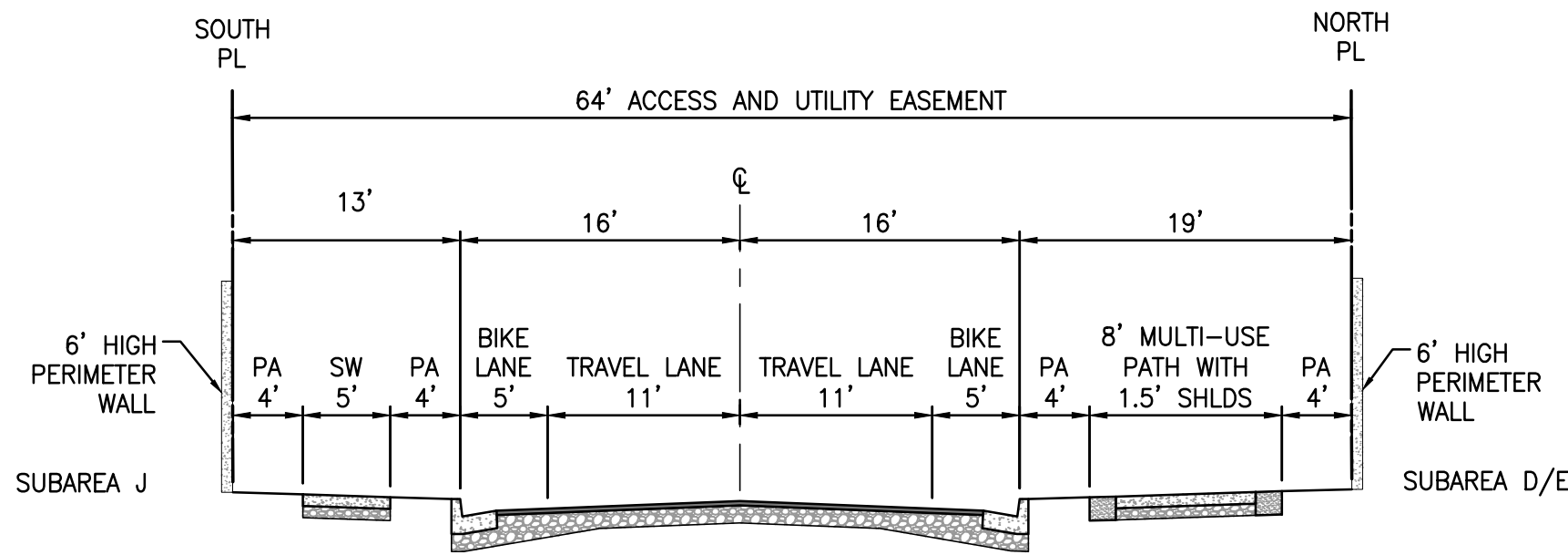
B AIRPORT ROAD – SOUTHERN SECTION
NOT TO SCALE



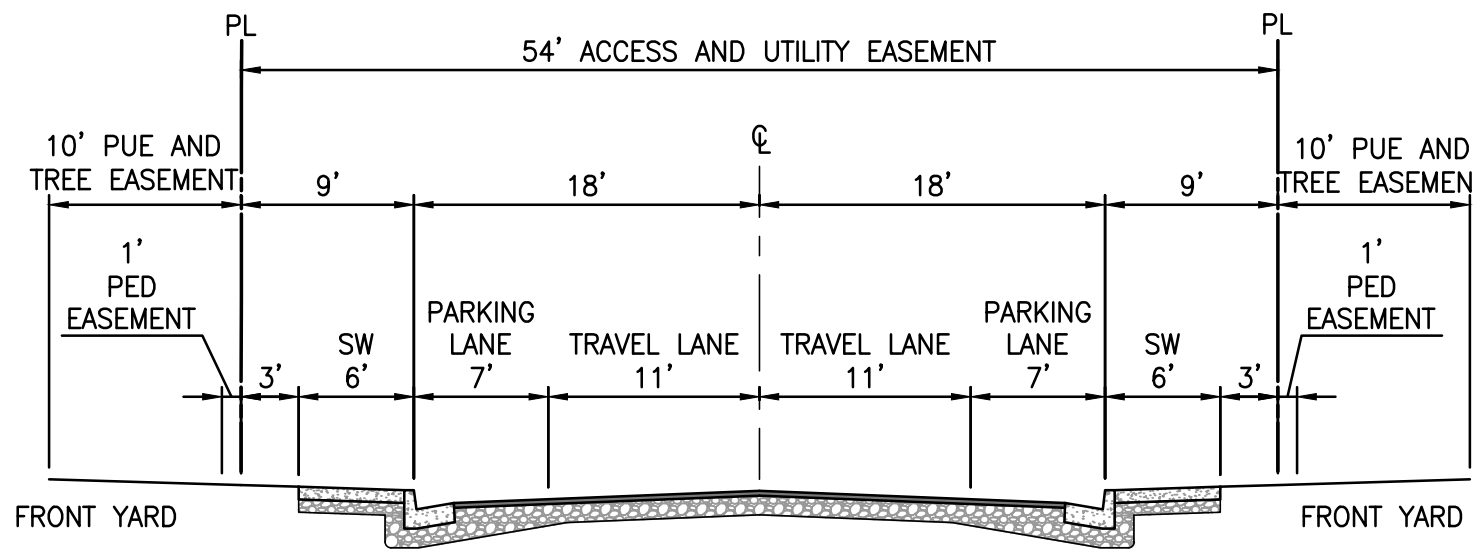
C AIRPORT ROAD – ADJACENT TO EASTERN BOUNDARY
NOT TO SCALE



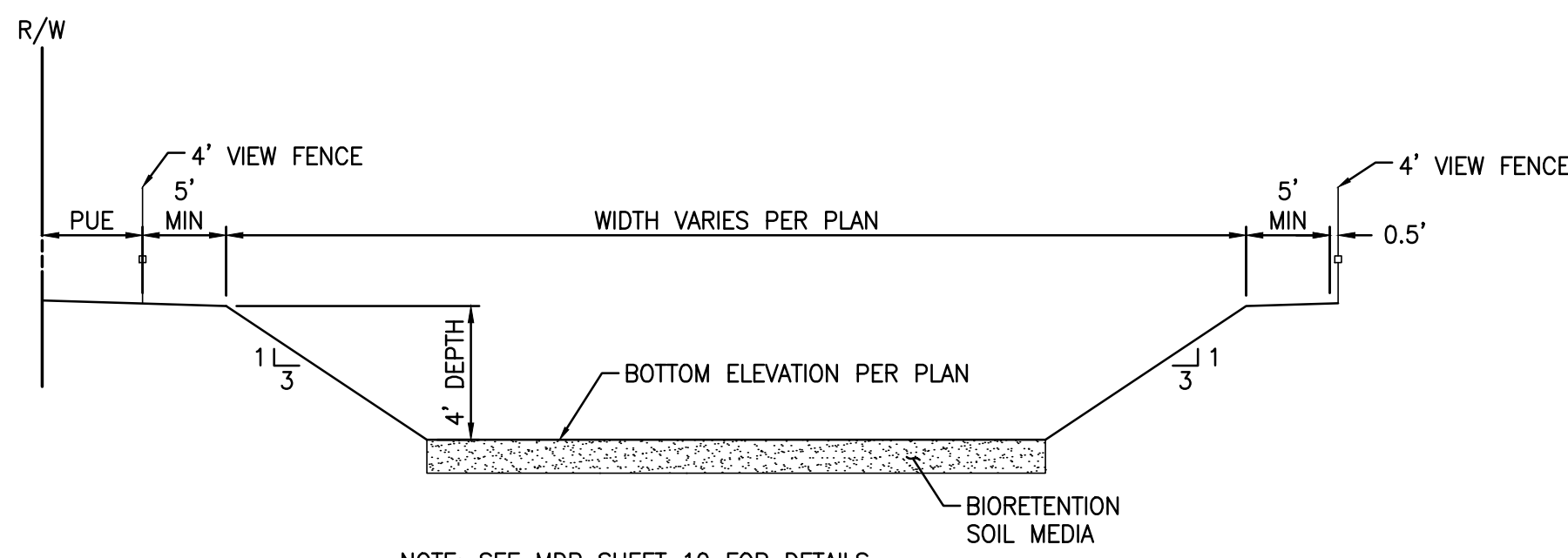
D AIRPORT ROAD – NORTHERN SECTION
NOT TO SCALE



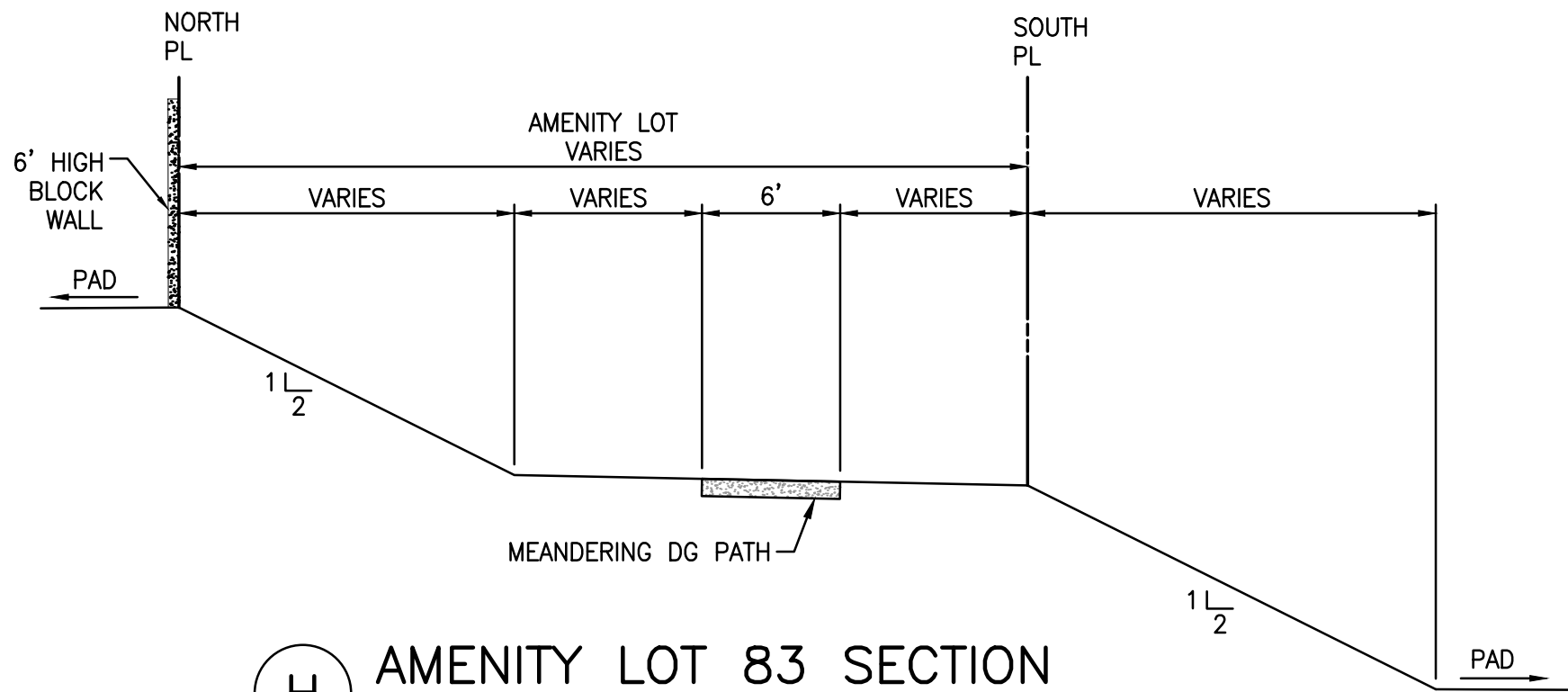
E RIDGE ROAD
NOT TO SCALE



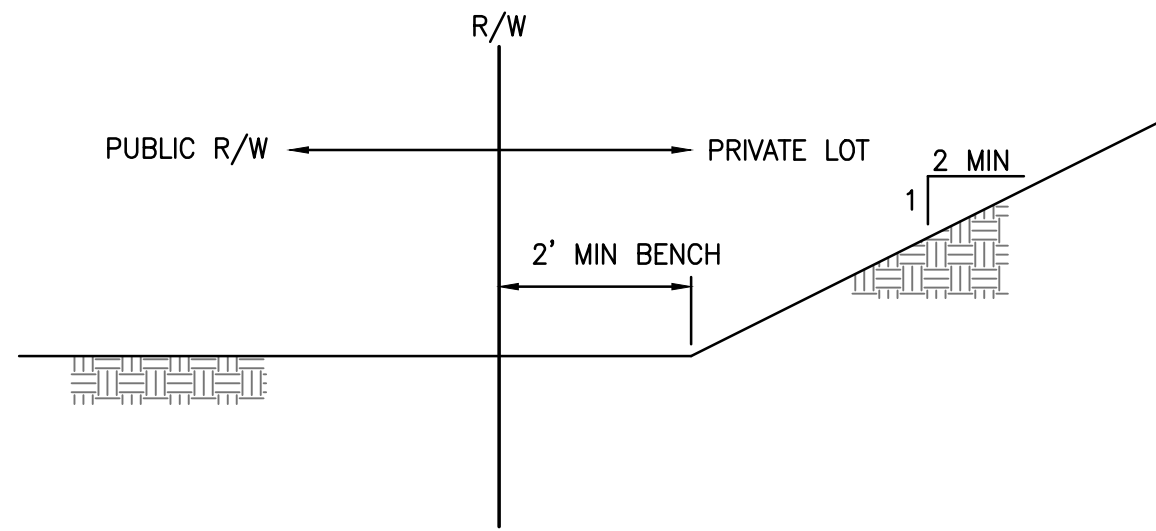
F PRIVATE LOCAL STREET
NOT TO SCALE
STREETS R, S, T, U AND V



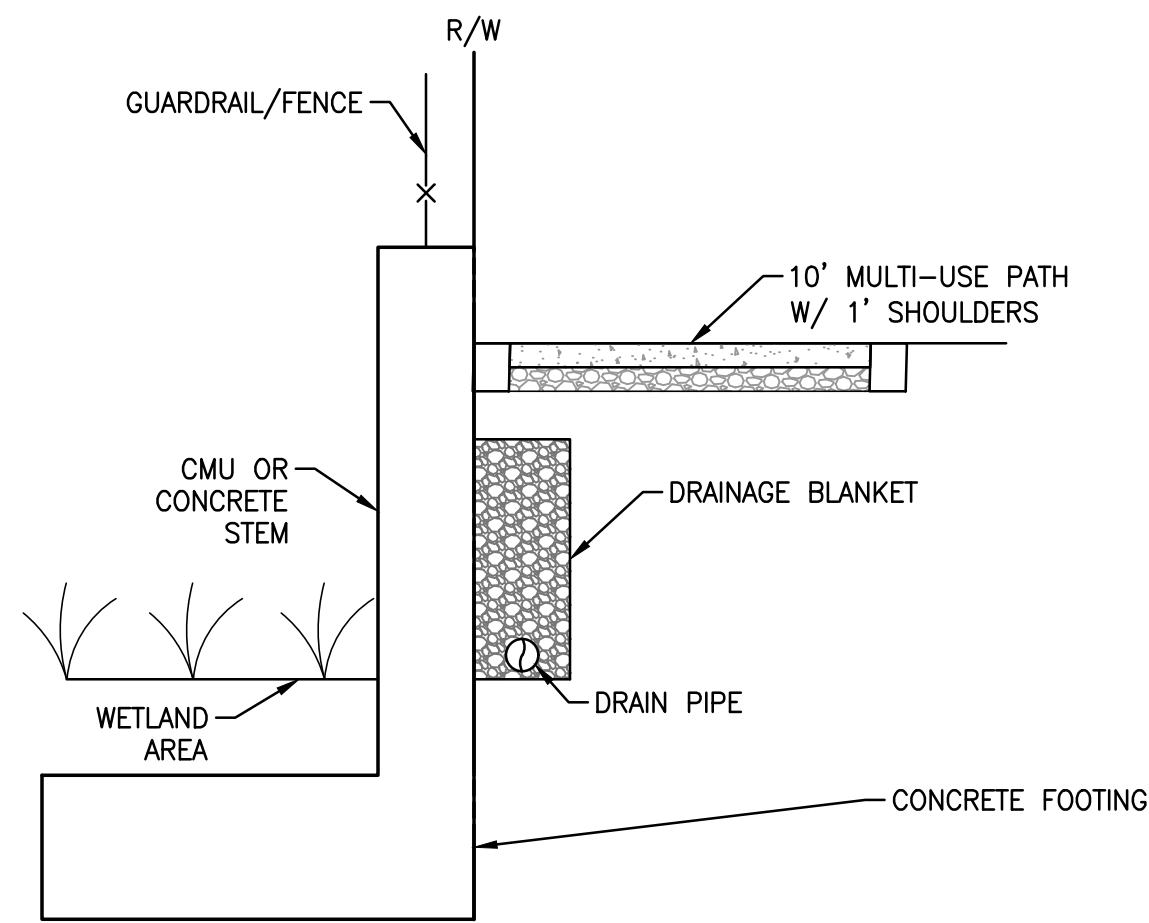
G WATER QUALITY BASIN
NOT TO SCALE



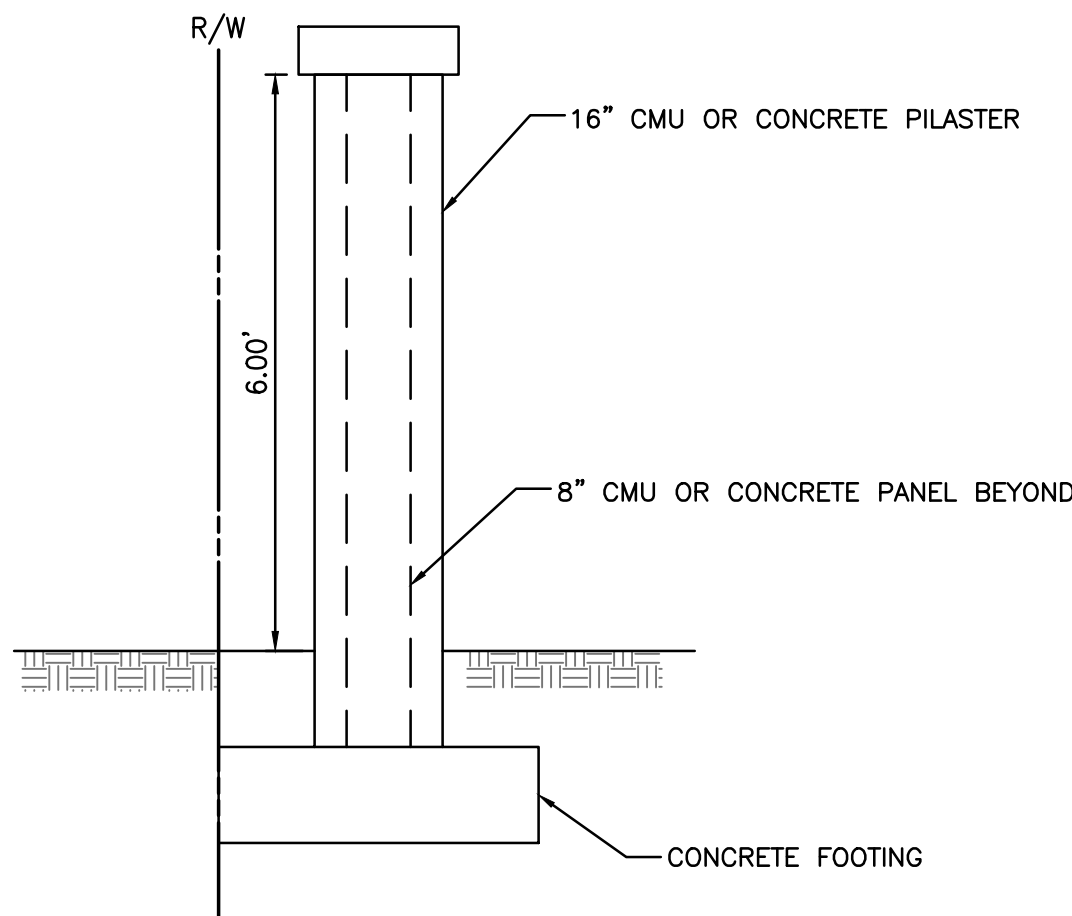
H AMENITY LOT 83 SECTION
NOT TO SCALE



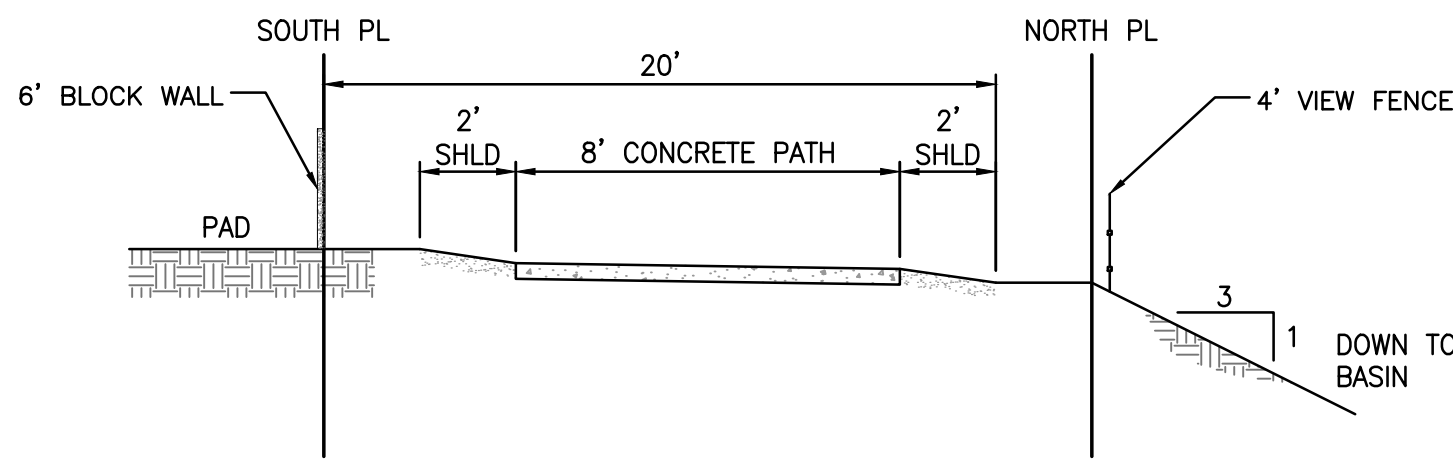
I TOE OF SLOPE
NOT TO SCALE



J TYPICAL RETAINING WALL
NOT TO SCALE

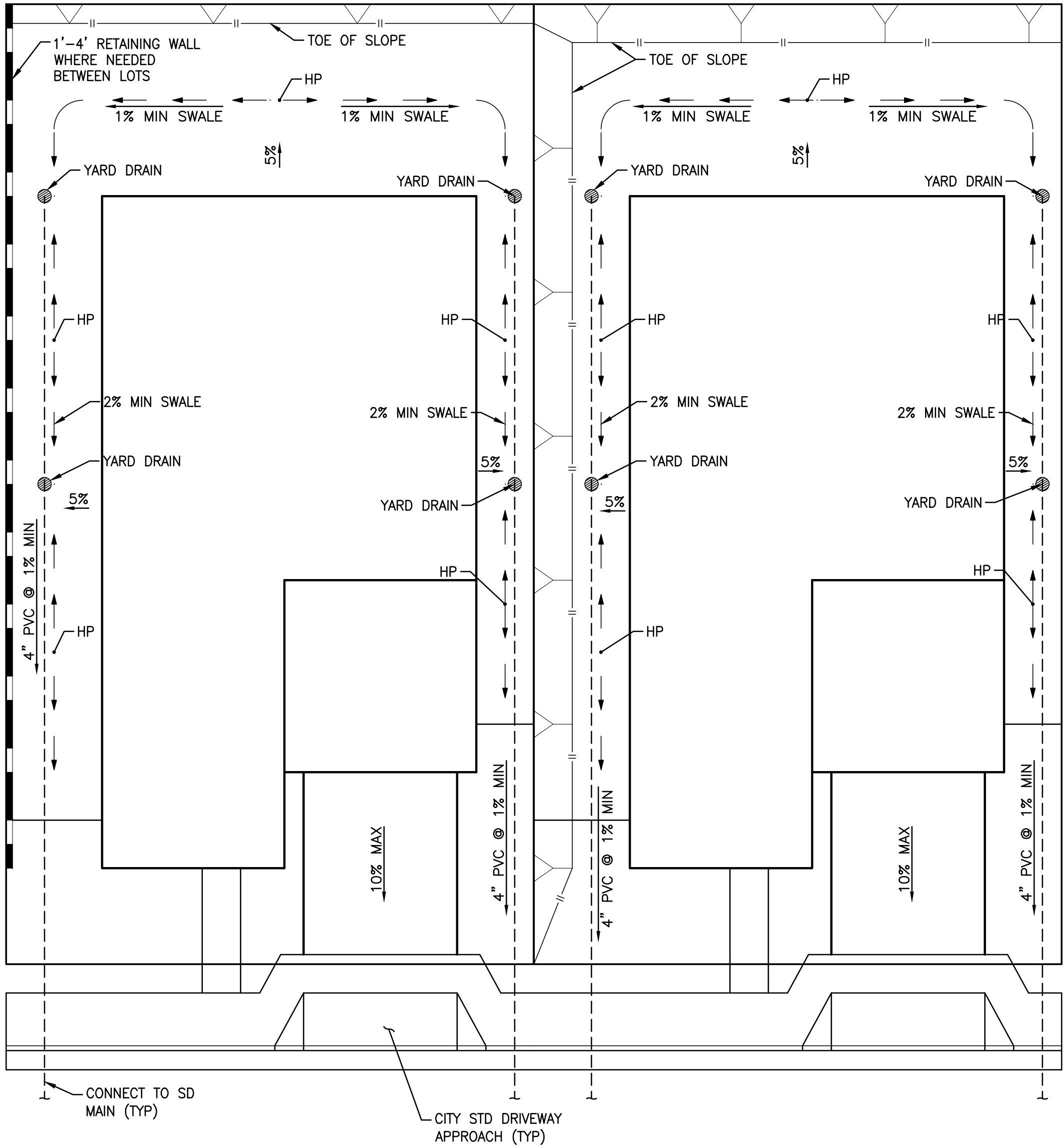


K TYPICAL PERIMETER WALL (BLOCK WALL)
NOT TO SCALE



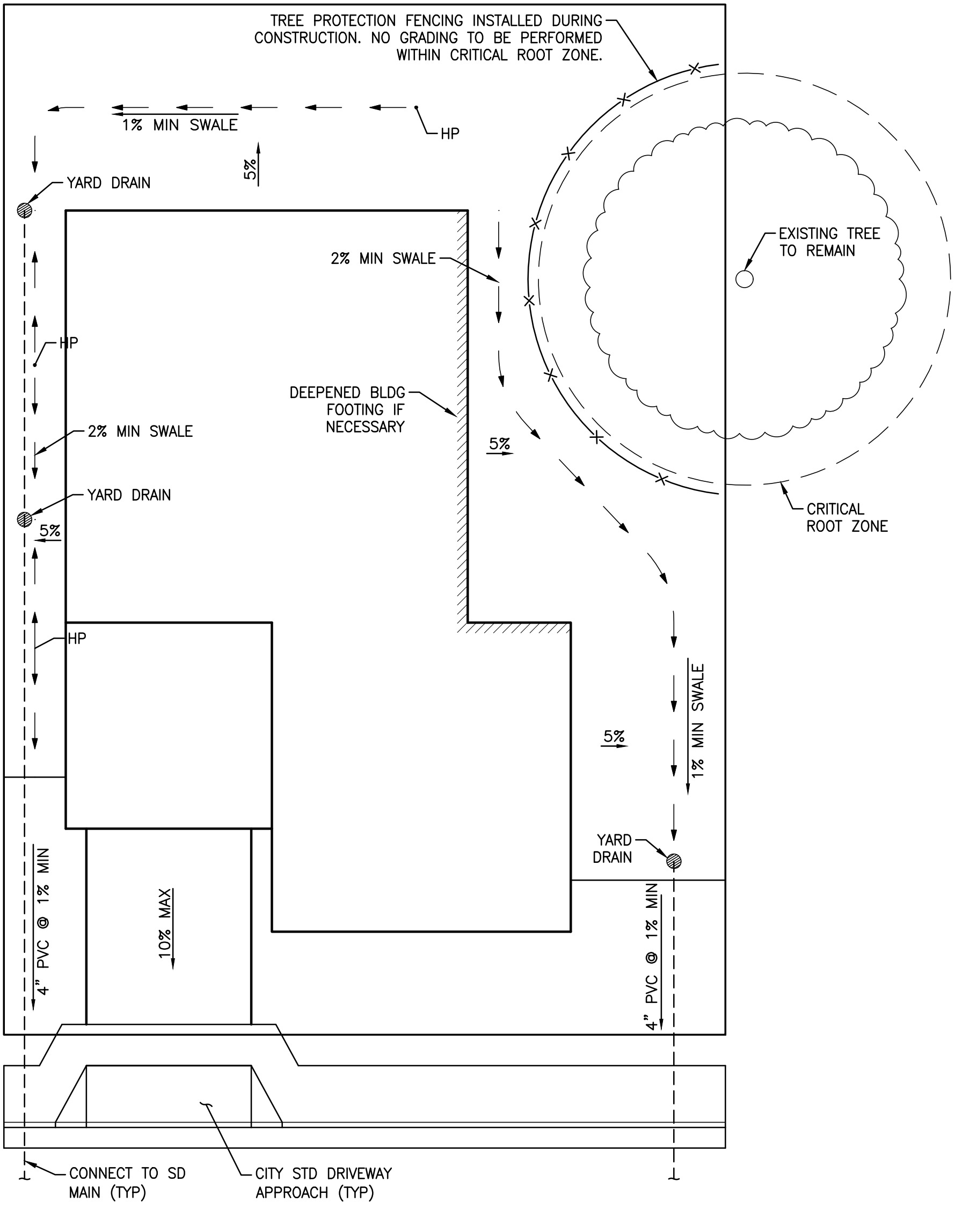
L PRIVATE AMENITY LOT 86 SECTION
NOT TO SCALE

BEECHWOOD TRACT 3192 VTTM			
ROAD CROSS SECTIONS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: NO SCALE	DATE: 05/01/2023	SHEET NO. 3 OF 23



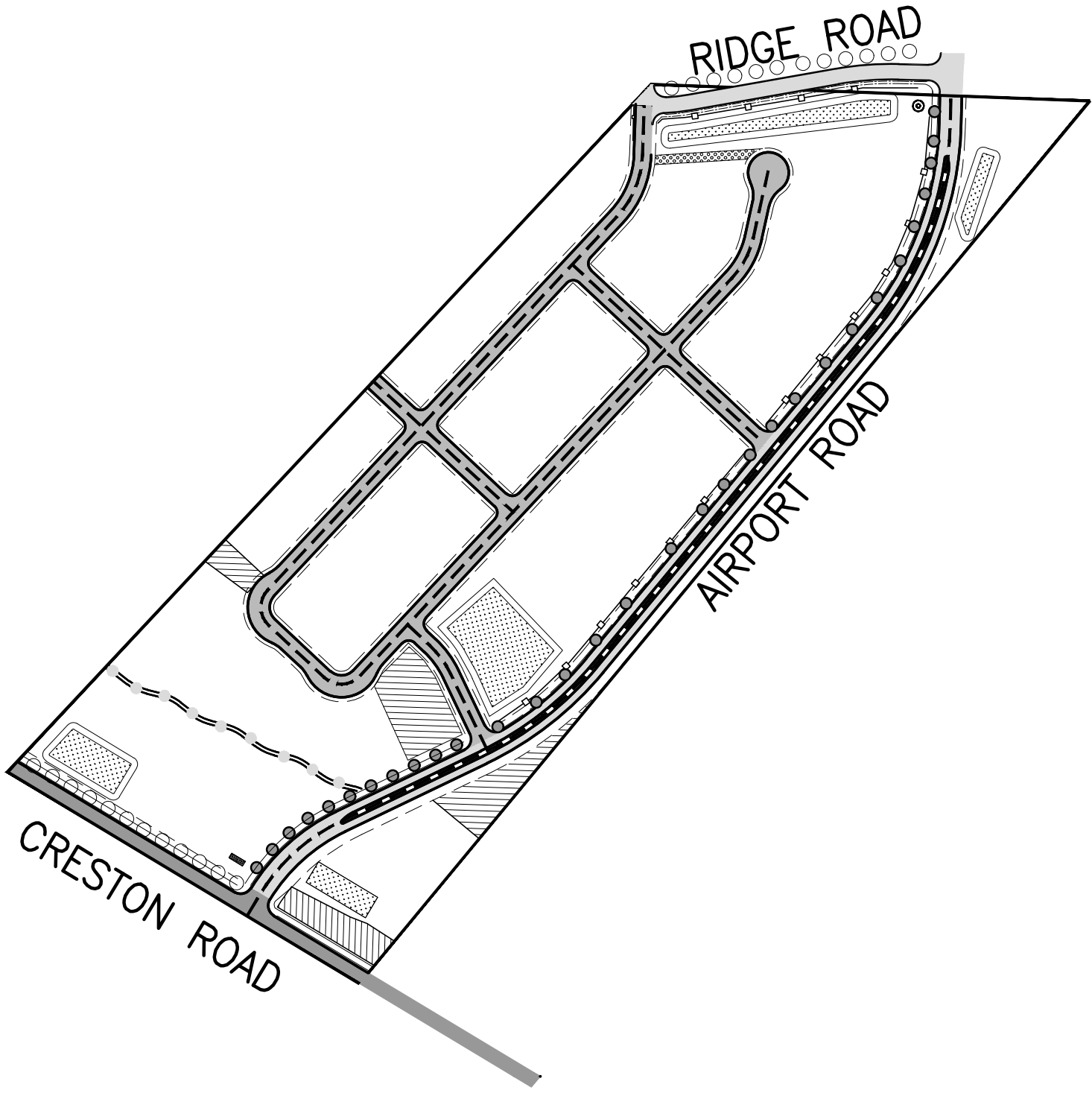
NOTE: ALL ROOF DRAINS TO OUTLET INTO LANDSCAPED AREAS

1 TYPICAL LOT GRADING
NOT TO SCALE



NOTE: ALL ROOF DRAINS TO OUTLET INTO LANDSCAPED AREAS

2 EXAMPLE OF CUSTOM LOT GRADING
NOT TO SCALE



LEGEND	
HOMEOWNERS ASSOCIATION	CITY
LOCAL ROADS	MAJOR ROADS INCLUDING SIDEWALKS
PERIMETER WALLS (BLOCK OR VIEW FENCE)	STORM DRAINS*
STORM WATER MANAGEMENT AND WATER QUALITY BASINS	
AMENITIZED GREEN SPACES	COMMUNITY FACILITIES DISTRICT (CFD)
CONSERVED OPEN SPACE	MULTI-USE PATHWAYS & LANDSCAPING IN R-O-W
NATIVE PATHWAY	10-FOOT SIDEWALK (ENHANCED SIDEWALK)
PEDESTRIAN PATH	SIDEWALKS AND STORM DRAINS
CITY UTILITIES	
RECYCLED WATER, PUBLIC WATER SYSTEM, PUBLIC WASTEWATER SYSTEM	
WATER PRESSURE BOOSTER STATION	
	COUNTY
	CRESTON ROAD

NOTE:
*STORM DRAIN ON MAJOR ROADS TO BE MAINTAINED BY THE CITY
**STREET LIGHTS ON THE MAJOR ROADS ARE MAINTAINED BY PG&E WITH ELECTRICITY PAID FOR BY THE CITY
***STREET LIGHTS ON THE LOCAL INTERIOR ROADS ARE MAINTAINED BY PG&E WITH ELECTRICITY PAID FOR BY THE CFD

3 MAINTENANCE RESPONSIBILITY MAP
NOT TO SCALE

OAK TREE PROTECTION NOTES:

PRIOR TO ISSUANCE OF ALL CONSTRUCTION DOCUMENTS

- OAK TREE PRESERVATION AND PROTECTION MEASURES SHALL BE COMPLIED WITH IN ACCORDANCE WITH THE PROJECT'S OAK TREE PRESERVATION PLAN AND MITIGATION MEASURE BIO-5 OF THE MITIGATION MONITORING REPORTING PROGRAM (MMRP).
- ALL OAK TREES IDENTIFIED AS 'TREE TO REMAIN' ON THIS SITE PLAN SHALL BE PRESERVED AND SHALL BE CLEARLY IDENTIFIED ON THE ACCOMPANYING TENTATIVE TRACT MAP, PRELIMINARY GRADING PLAN, AND ALL FINAL CONSTRUCTION DOCUMENTS, INCLUDING GRADING PLANS, IMPROVEMENT PLANS AND BUILDING PLANS.
- TREES IDENTIFIED TO REMAIN ON ALL PLANS SHALL IDENTIFY THE CRITICAL ROOT ZONE (CRZ), DIAMETER, AND TREE CANOPY. IMPACTS TO OAK CANOPY OR CRZ SHALL BE AVOIDED WHERE PRACTICABLE. IMPACTS INCLUDE PRUNING, GROUND DISTURBANCE WITHIN THE DRIPLINE OR CRZ, AND TRUNK DAMAGE.
- A CITY-APPROVED ARBORIST OR BIOLOGIST SHALL REVIEW AND APPROVE GRADING AND IMPROVEMENTS PLANS PROPOSING GROUND DISTURBANCE WITHIN 50 FEET OF OAK CANOPY OR WITHIN THE CRZ AS IDENTIFIED ON THIS SITE PLAN FOR TREES IDENTIFIED TO REMAIN, TO THE SATISFACTION OF THE CITY COMMUNITY DEVELOPMENT DIRECTOR.
- GRADING, IMPROVEMENT, AND BUILDING PLANS SHALL INCLUDE A NOTE TO REQUIRE PROTECTIVE FENCING IN ACCORDANCE WITH THE MMRP TO BE INSTALLED AT THE EDGE OF THE CRZ OR ARBORIST/BIOLOGIST-APPROVED LINE OF ENCROACHMENT FOR EACH TREE OR GROUP OF TREES THAT WILL NOT BE REMOVED THROUGHOUT THE COURSE OF CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY, APPLICANT/DEVELOPER, CONTRACTOR, AND ARBORIST TO ADDRESS FENCING AND CONSTRUCTION MONITORING AS WELL AS ADDRESS MAINTENANCE OBLIGATIONS DURING CONSTRUCTION.
- ALL MONITORING SHALL BE FULLY DOCUMENTED FOR THIS PROJECT. FOR ALL TREES IMPACTED, THE PROJECT ARBORIST IS REQUIRED TO BE ON SITE FOR ADVICE, DOCUMENTATION, AND RECOMMENDATION OF ANY POSSIBLE MITIGATION MEASURES.

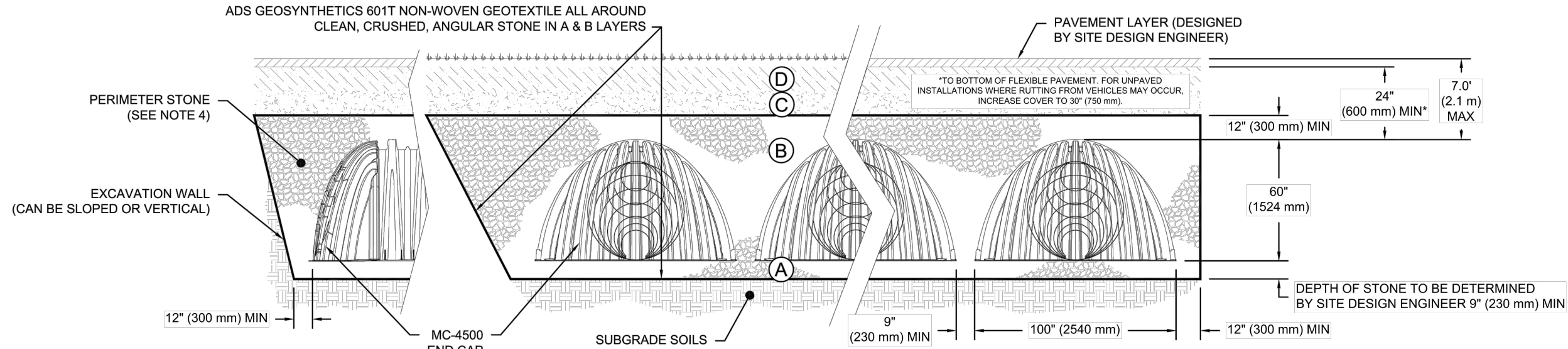
LONG TERM MAINTENANCE AND PRESERVATION OF OAK TREES

- LONG TERM MAINTENANCE AND PRESERVATION OF OAK TREES WITHIN ALL CONSERVED OPEN SPACE, AMENITIZED GREEN SPACE, OR OTHER PUBLIC SPACES SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE HOMEOWNERS ASSOCIATION AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECT'S OAK TREE PRESERVATION PLAN AND THE PROJECT'S MMRP.
- THE PROJECT'S CC AND RS SHALL HELP ASSURE LONG TERM MAINTENANCE OF OAK TREES LOCATED ON RESIDENTIAL LOTS BY NOTIFYING ALL LOT OWNERS OF PROHIBITED ACTIVITIES WITHIN THE CRZ AND PROVIDING EDUCATIONAL MATERIALS ABOUT PROPER CARE OF OAK TREES, INCLUDING IRRIGATION, GROUND DISTURBANCE AND CONSTRUCTION OR STORAGE OF ITEMS WITHIN THE CRZ, PRUNING, AND ELIMINATION OF MISTLETOE AND DEADWOOD.
- THE MASTER HOA AND/OR SUB-ASSOCIATIONS SHALL BE MADE AWARE OF THE IMPORTANCE OF OAK TREE PRESERVATION AND SHALL INCLUDE INFORMATION ABOUT THIS IN ITS VARIOUS PUBLICATION TO HOMEOWNERS. A SIGNAGE PROGRAM PROMOTING TREE PRESERVATION SHALL BE INSTITUTED BY THE HOA.
- THE HOA SHALL BE REQUIRED TO MONITOR OAK TREES ON PRIVATE LOTS YEARLY FOR A PERIOD OF FIVE YEARS FROM THE INITIAL SALE OF A HOME. THE EVALUATION SHALL BE CONDUCTED BY A QUALIFIED ARBORIST AND INCLUDE A REPORT ON THE HEALTH OF OAK TREES AND IDENTIFY ANY IMPROVEMENT OR ACTIVITY BY THE HOMEOWNER THAT IS ENDANGERING THE LONG-TERM HEALTH OF THE TREES AND SUBMITTED TO THE DIRECTOR OF COMMUNITY DEVELOPMENT. THE PROJECT'S CO&RS SHALL AUTHORIZE THE HOA ACCESS ON TO PRIVATE PROPERTY TO CONDUCT THE EVALUATIONS AND TO USE ITS AUTHORITY UNDER THE PROJECT'S &RS TO COMPEL THE HOMEOWNER TO TAKE REASONABLE CORRECTIVE ACTION, SATISFACTORY TO THE HOA. THESE EVALUATIONS SHALL BE FUNDED BY THE HOA, WITH ANY CORRECTIVE ACTIONS NECESSARY TO BE THE RESPONSIBILITY OF THE HOMEOWNER.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



*FOR COVER DEPTHS GREATER THAN 7.0' (2.1 m) PLEASE CONTACT STORMTECH

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-4500

STANDARD CROSS SECTION

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

DATE: 9/13/22

DRAWN: KJL

CHECKED: KJL

PROJECT #:

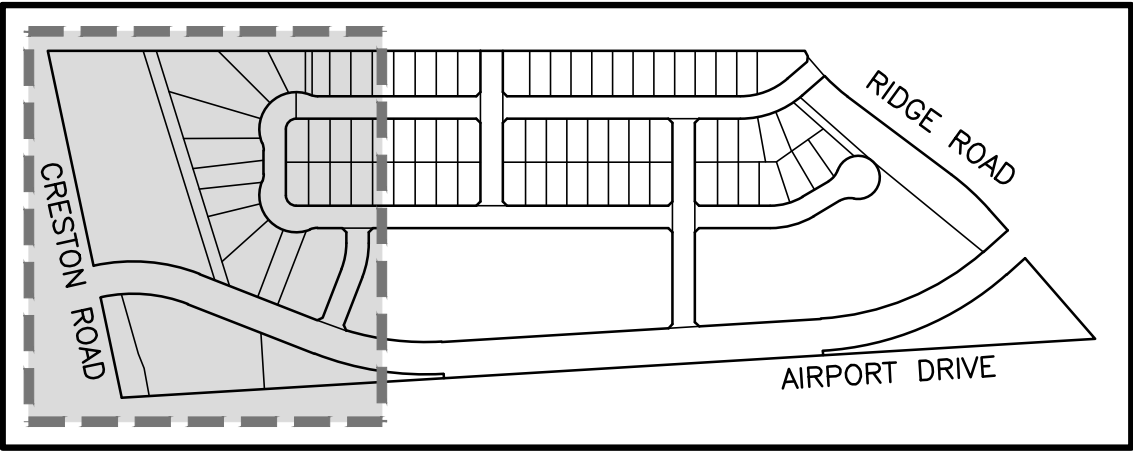
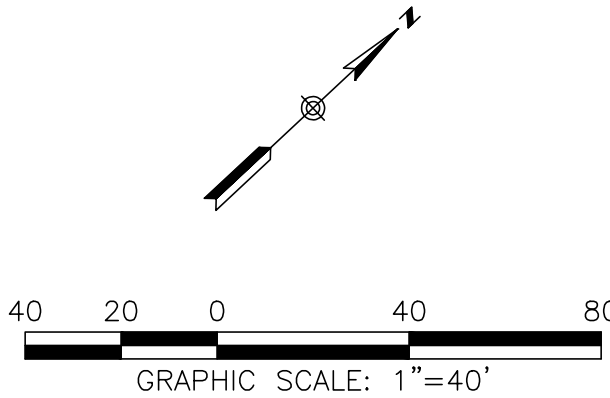
DATE: 9/13/22

DRAWN: KJL



LEGEND

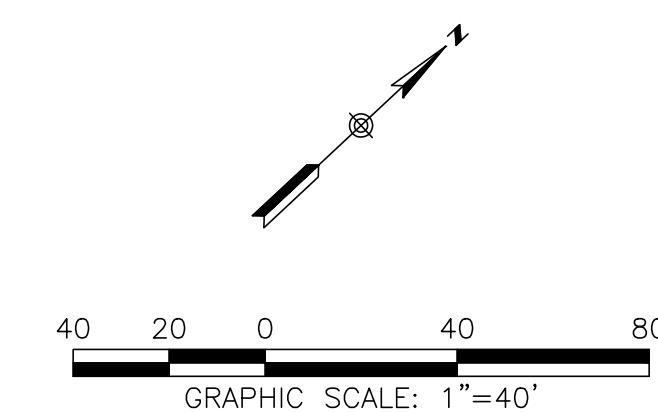
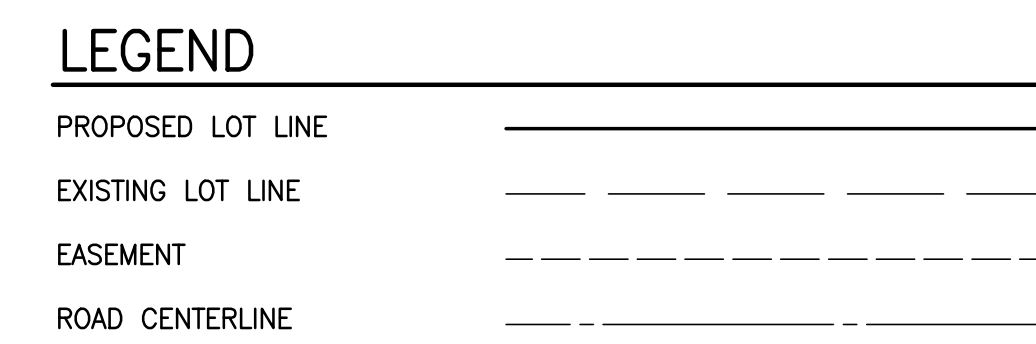
PROPOSED LOT LINE	
EXISTING LOT LINE	
EASEMENT	
ROAD CENTERLINE	



KEY MAP

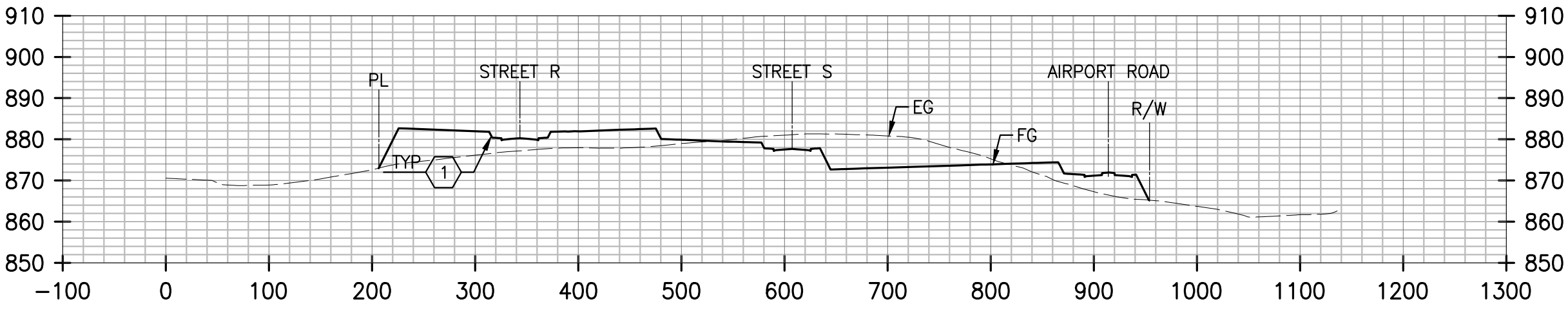
NTS

BEECHWOOD TRACT 3192 VTTM			
TENTATIVE MAP			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 6 OF 23

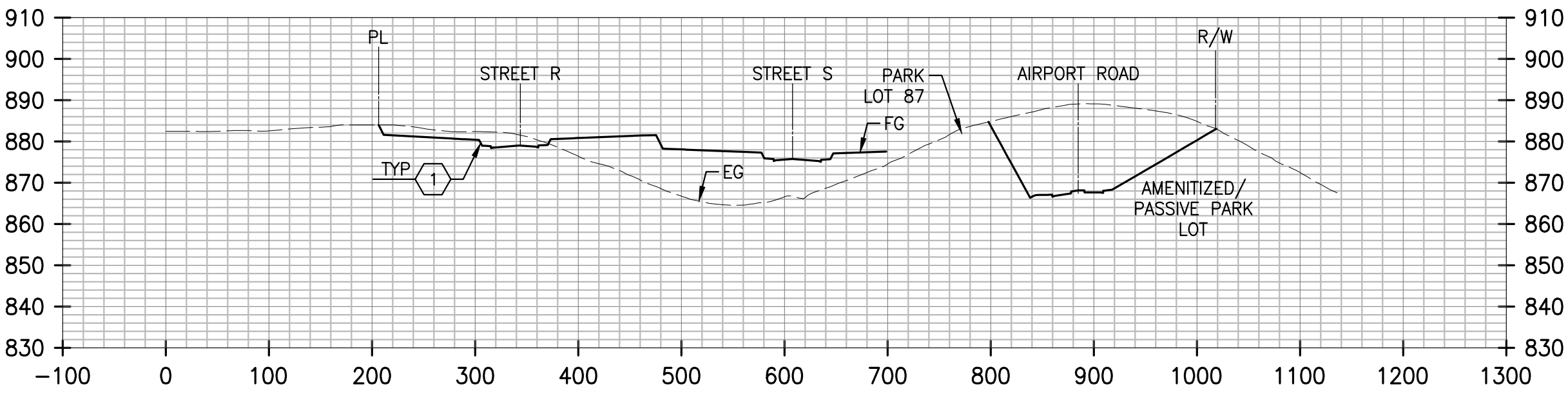


BEECHWOOD TRACT 3192 VTTM				
TENTATIVE MAP				
CITY OF PASO ROBLES, CA				
JOB NO:	17671F	SCALE:	1"=40'	DATE: 05/01/2023
		SHEET NO. 7 OF 22		





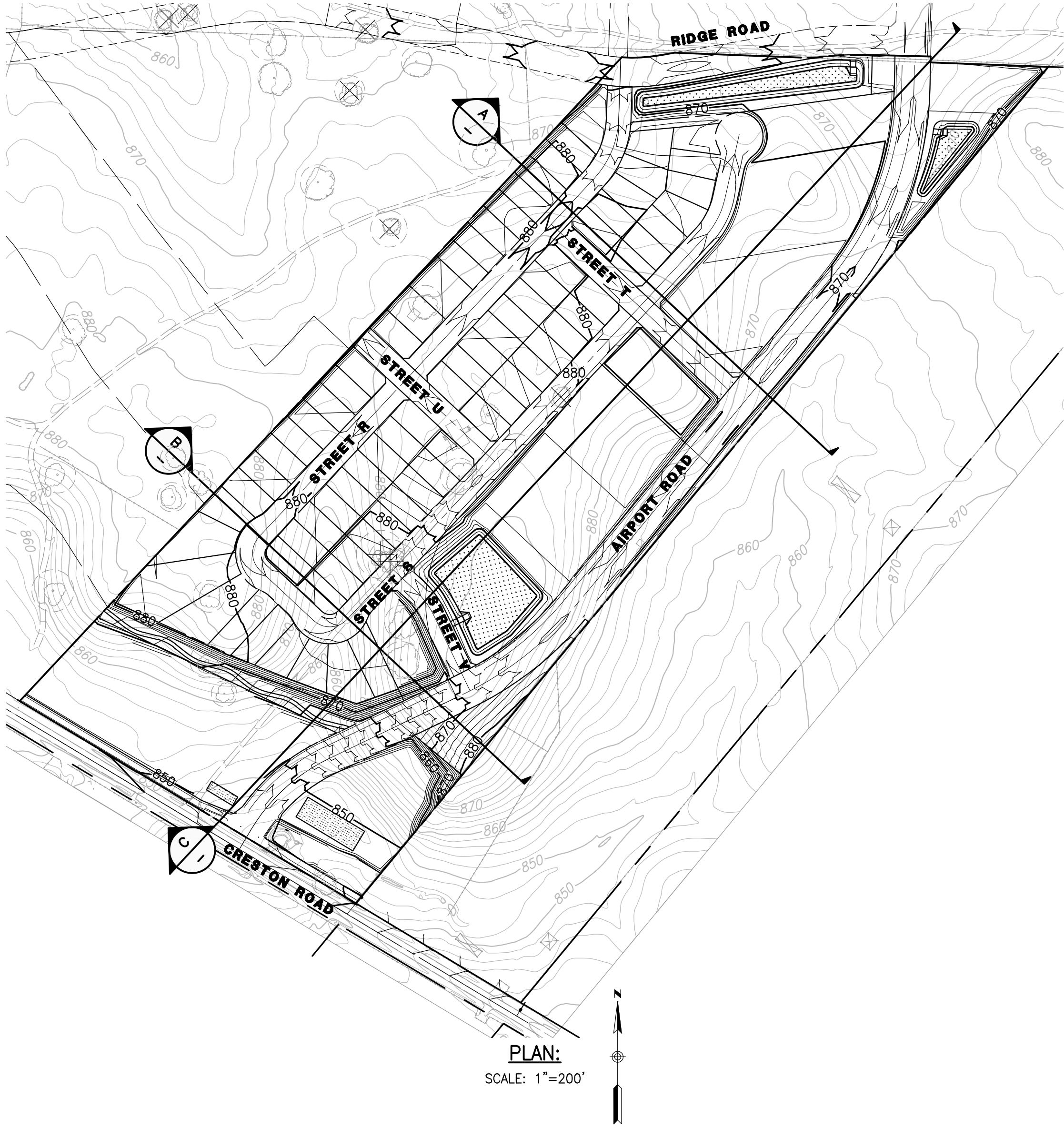
A SECTION
HORIZONTAL SCALE 1"=120'
VERTICAL SCALE 1"=30'



B SECTION
HORIZONTAL SCALE 1"=120'
VERTICAL SCALE 1"=30'



C SECTION
HORIZONTAL SCALE 1"=120'
VERTICAL SCALE 1"=30'



EARTHWORK:

TOTAL CUT: 207,370 CY
TOTAL FILL: 120,620 CY
ROAD UNDERCUT: 17,500 CY
BASINS: 6,120 CY
NET: -110,370 CY (EXPORT)

- NOTES:
1. THE QUANTITIES SHOWN ARE 'RAW' QUANTITIES AND DO NOT INCLUDE ADJUSTMENTS FOR SOIL CHARACTERISTICS.
 2. THESE QUANTITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR BIDDING PURPOSES.
 3. OVER EXCAVATION AND REPLACEMENT OF ENGINEERED FILL IS NOT ACCOUNTED FOR IN THESE QUANTITIES.

1 GRADE BREAKS AS SHOWN IN PLAN VIEW (SEE SHEETS 10-12)

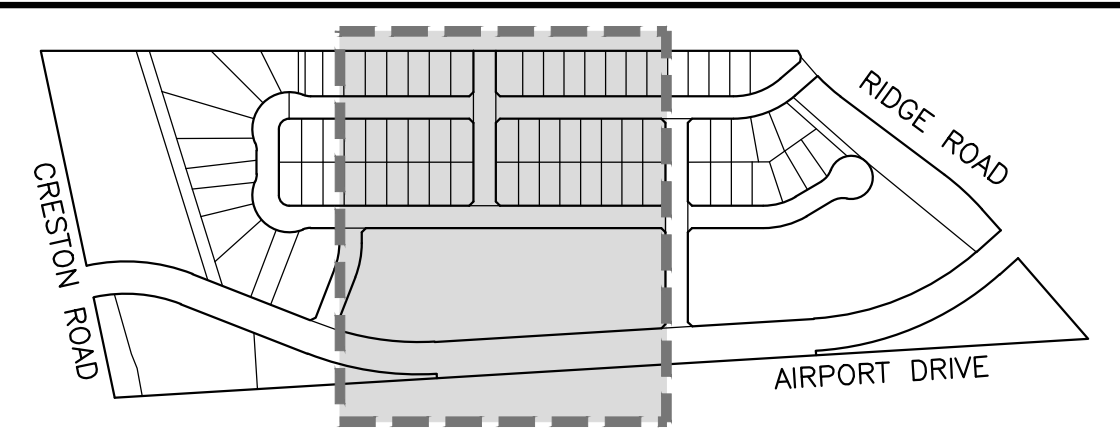
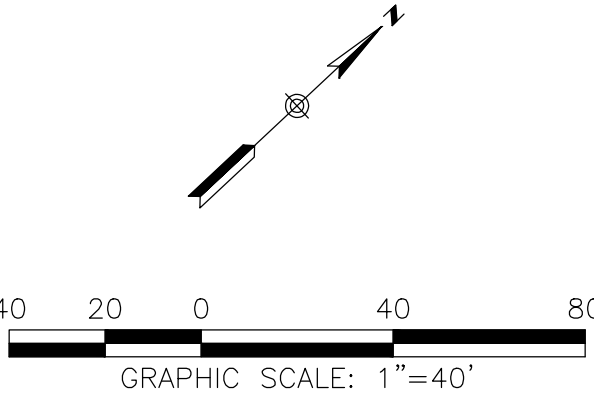
BEECHWOOD TRACT 3192 VTTM			
SITE CROSS SECTIONS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: AS SHOWN	DATE: 05/01/2023	SHEET NO. 9 OF 23





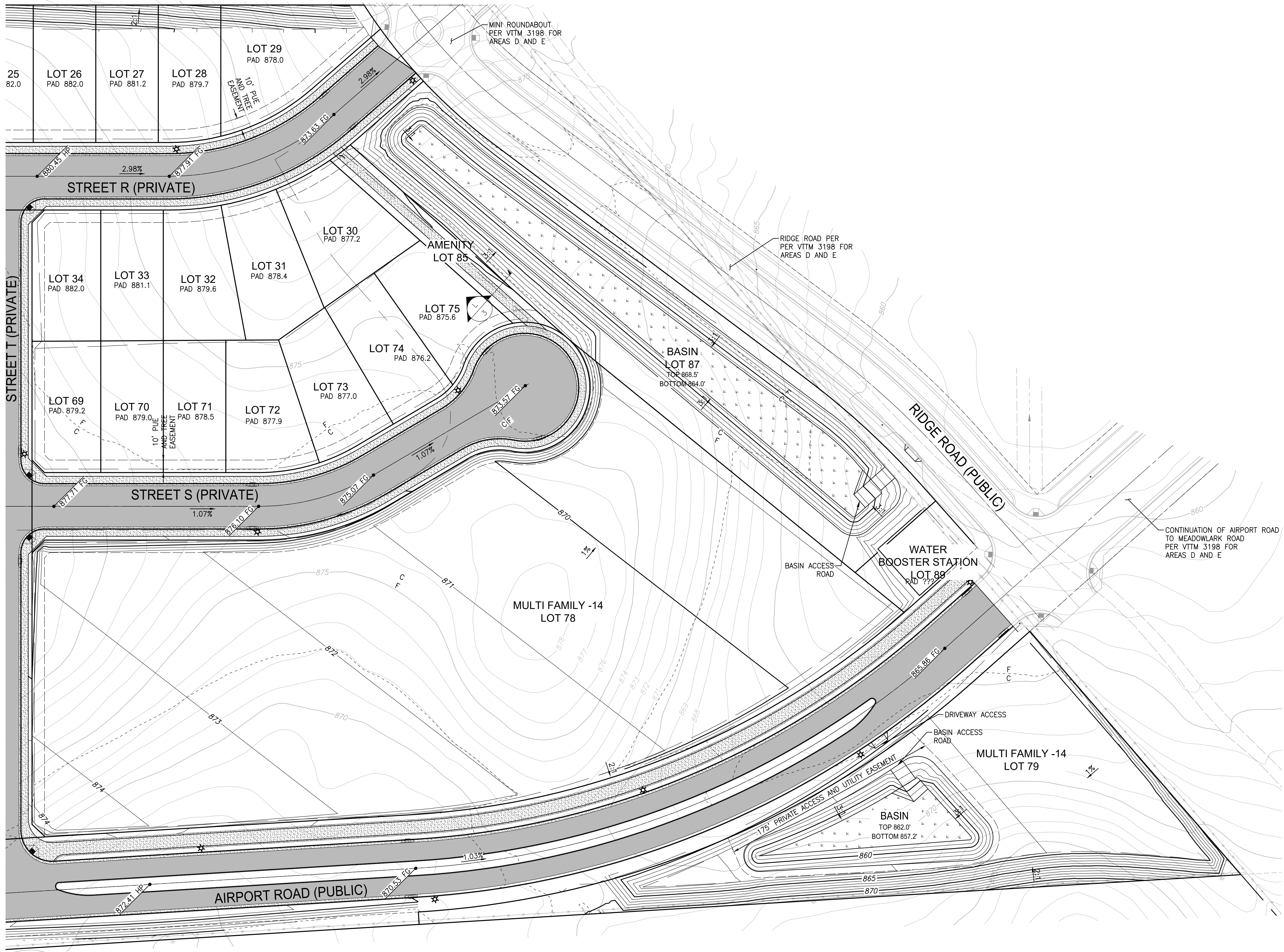
LEGEND

- PROPOSED LOT LINE
- EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DAYLIGHT LINE
- GRADE BREAK
- CUT/FILL LINE
- EXISTING JURISDICTIONAL WETLAND PER BIOLOGICAL REPORT PREPARED BY ALTHOUSE AND MEADE, DATED JUNE 2018
- PROPOSED WETLAND AND ASSOCIATED UPLAND HABITAT
- BASIN
- CONCRETE SIDEWALK
- AC PAVEMENT
- STREETLIGHT
- EXISTING OAK TREE TO REMAIN
- EXISTING OAK TREE TO BE REMOVED
- NOTE: ANY PROPOSED FUTURE GRADING WITHIN THE CRZ TO BE APPROVED BY CITY AND ARBORIST



BEECHWOOD TRACT 3192 VTTM			
GRADING & IMPROVEMENTS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 11 OF 23

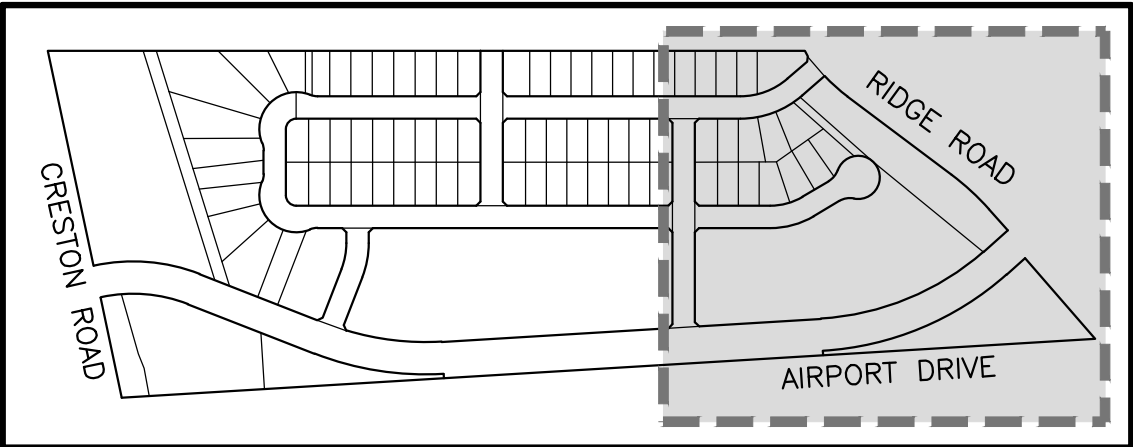
SEE SHEET 11



LEGEND

- PROPOSED LOT LINE
 - EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DAYLIGHT LINE
 - GRADE BREAK
 - CUT/FILL LINE
 - EXISTING JURISDICTIONAL WETLAND PER BIOLOGICAL REPORT PREPARED BY ALTHOUSE AND MEADE, DATED JUNE 2018
 - PROPOSED WETLAND AND ASSOCIATED UPLAND HABITAT
 - BASIN
 - CONCRETE SIDEWALK
 - AC PAVEMENT
 - STREETLIGHT
 - EXISTING OAK TREE TO REMAIN
 - EXISTING OAK TREE TO BE REMOVED
- NOTE: ANY PROPOSED FUTURE GRADING WITHIN THE CRZ TO BE APPROVED BY CITY AND ARBORIST

GRAPHIC SCALE: 1"=40'



KEY MAP

NTS

BEECHWOOD TRACT 3192 VTTM

GRADING & IMPROVEMENTS

CITY OF PASO ROBLES, CA

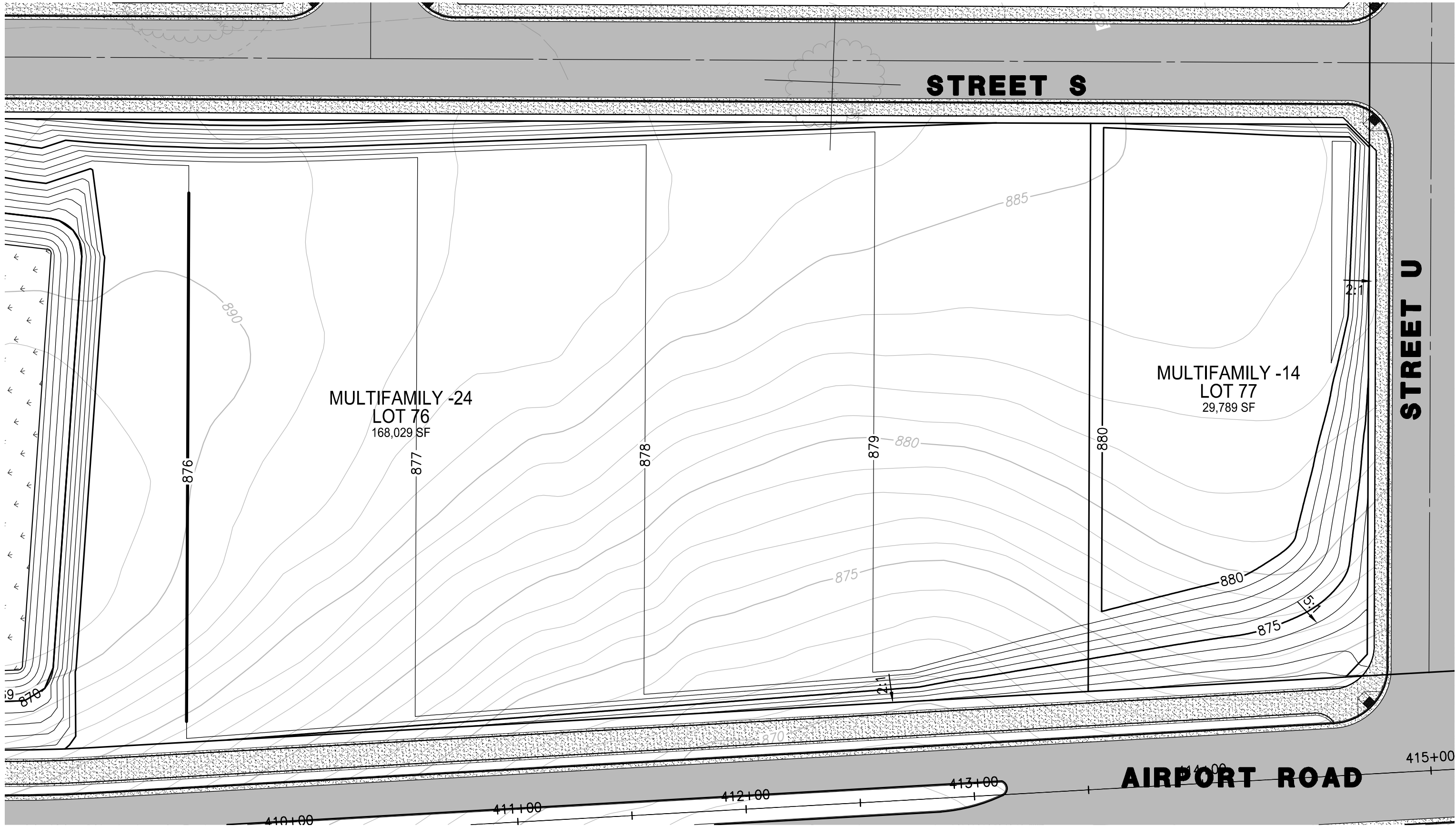
JOB NO: 17671F SCALE: 1"=40' DATE: 05/01/2023 SHEET NO. 12 OF 23

\\c0-rick\proj\3192\Beechwood VTTM Area\17671F\Beechwood VTTM Area\17671F-LTS-ALT2.dwg -- plotted by: spetersen ON 2023-09-19 @ 16:54 -- ctbrec_nscsb -- © 2023 Rick Engineering Company

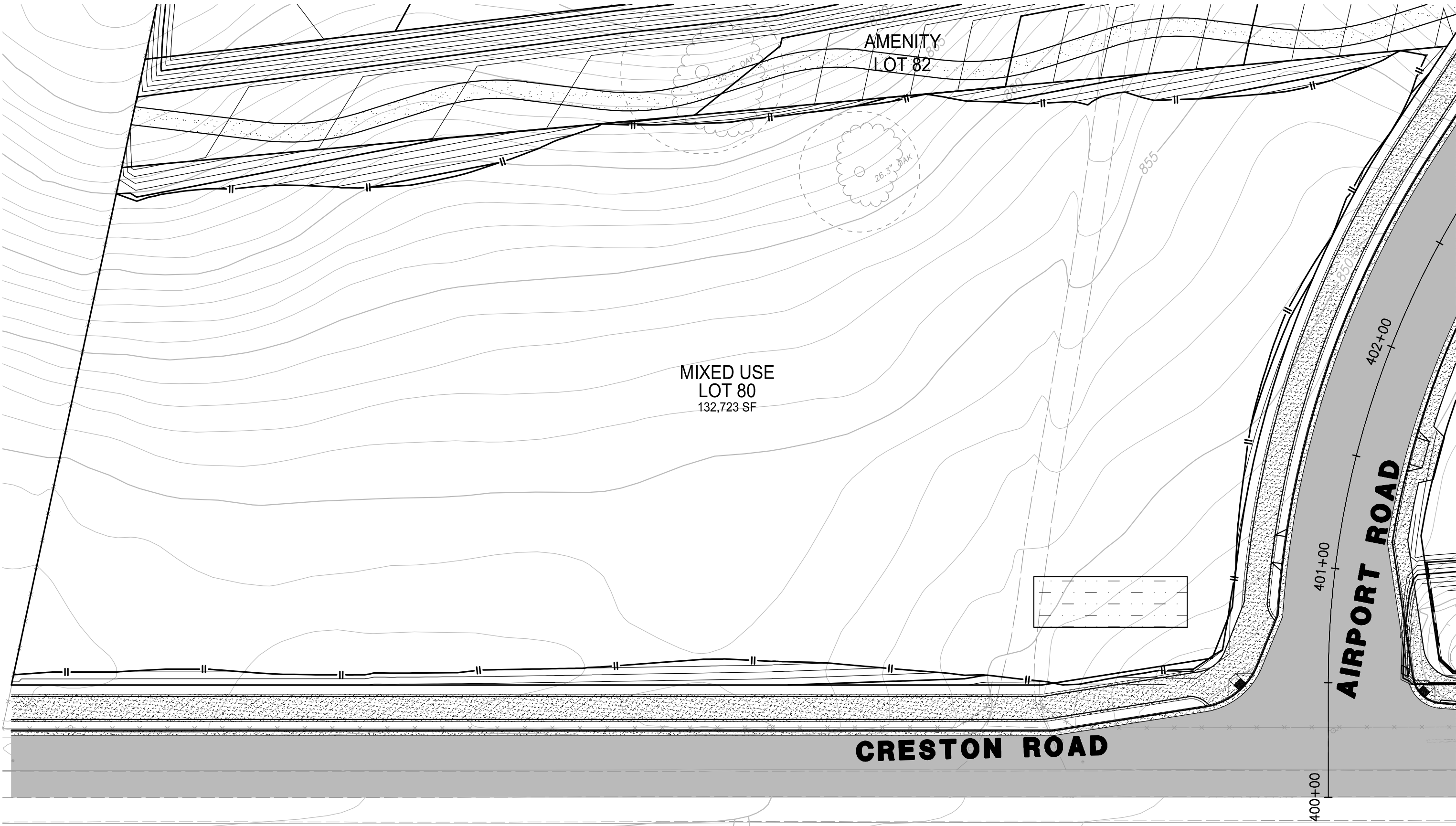
RICK
ENGINEERING COMPANY
San Luis Obispo

1160 MARSH STREET - SUITE 150
SAN LUIS OBISPO, CA 93401
805.544.0707
rickengineering.com

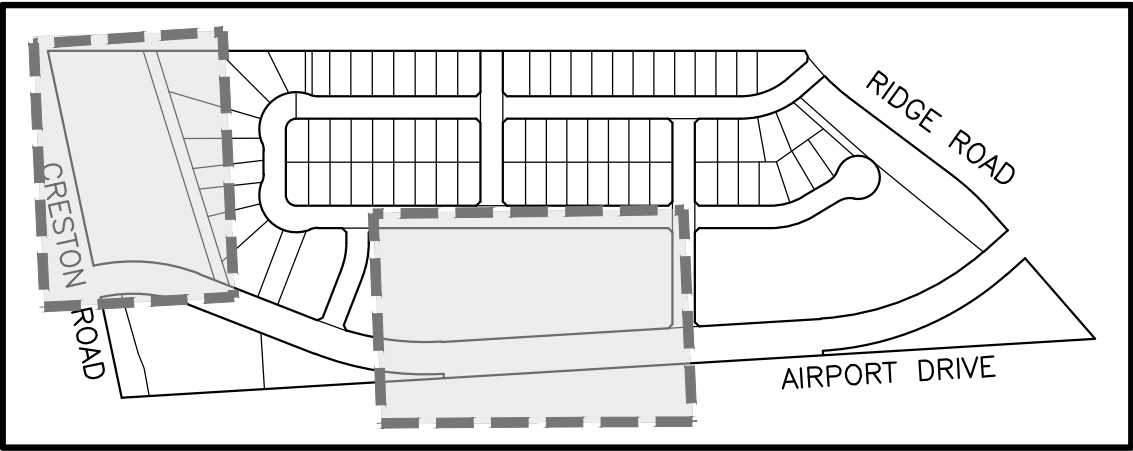
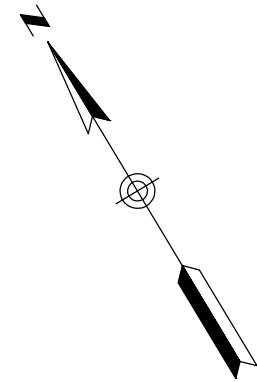
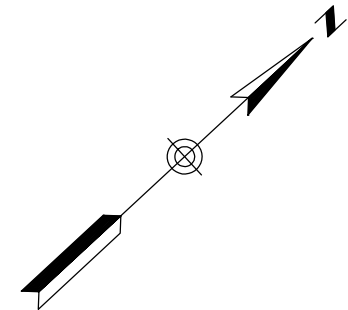
2023-09-19 4:54PM spetersen



LOT 76/77 INTERIM GRADING CONDITION
SCALE 1"=40'



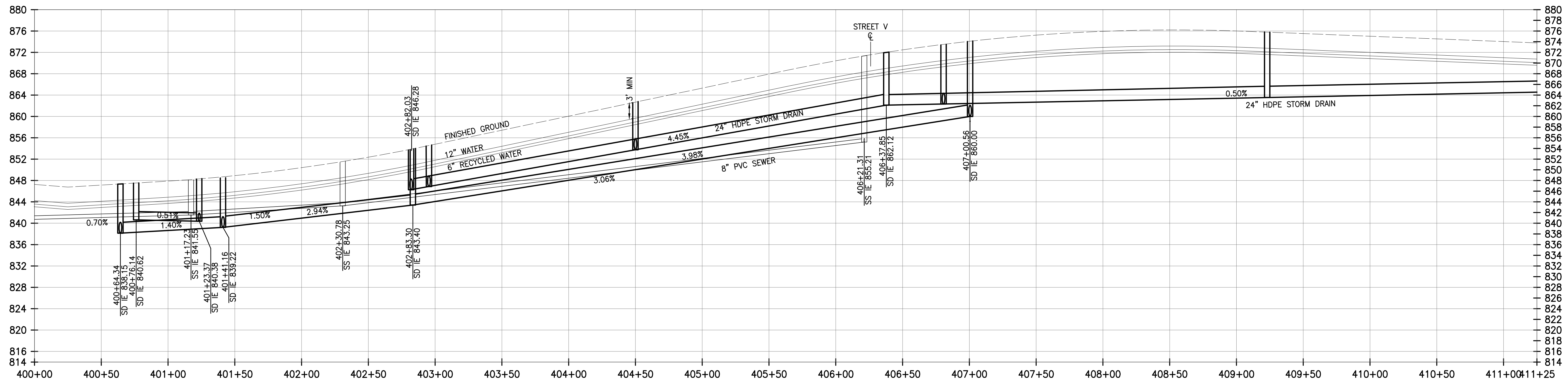
LOT 80/82 INTERIM GRADING CONDITION
SCALE 1"=40'



KEY MAP

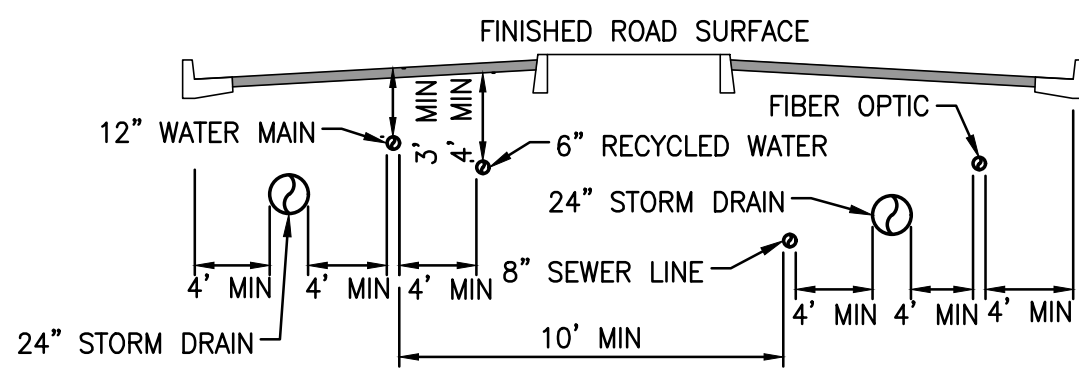
NTS

BEECHWOOD TRACT 3192 VTTM			
INTERIM GRADING CONDITIONS			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 12A OF 23



PROFILE

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

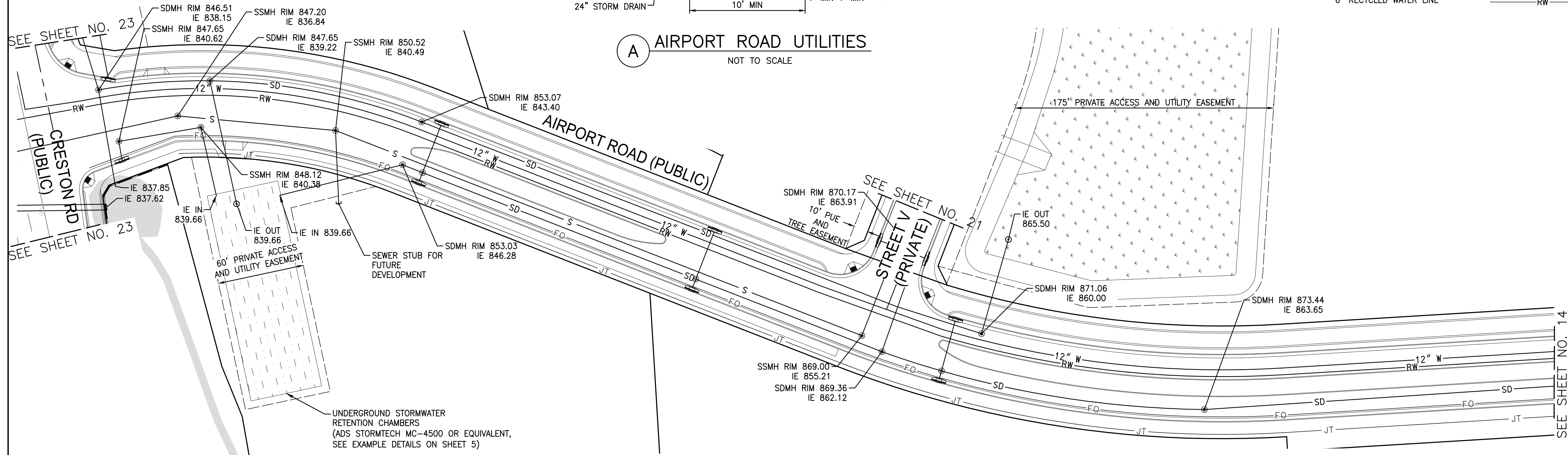


A AIRPORT ROAD UTILITIES

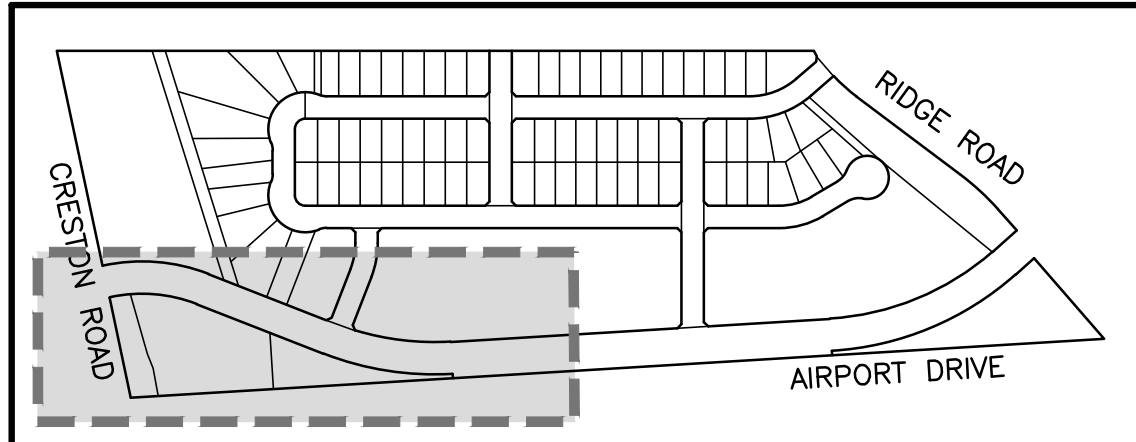
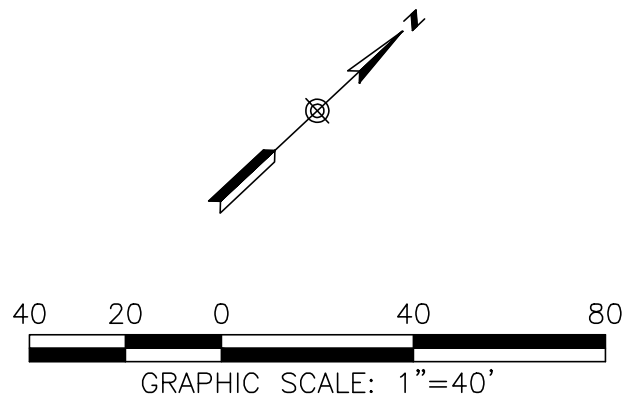
NOT TO SCALE

LEGEND

JOINT TRENCH (DRY UTILITIES)	— JT —	STORM DRAIN INLET	
FIBER OPTIC CABLE	— FO —	MANHOLE	
8" WATER LINE	— 8" W —	BASIN OUTLET STRUCTURE	
12" WATER LINE	— 12" W —	FIRE HYDRANT	
8" SANITARY SEWER LINE	— S —	HEADWALL & OUTLET INTO BASIN	
24" STORM DRAIN PIPE	— SD —	BASIN	
6" RECYCLED WATER LINE	— RW —	UNDERGROUND STORMWATER RETENTION CHAMBER (ADS STORMTECH MC-4500 OR EQUIVALENT, SEE EXAMPLE DETAILS ON SHEET 5)	



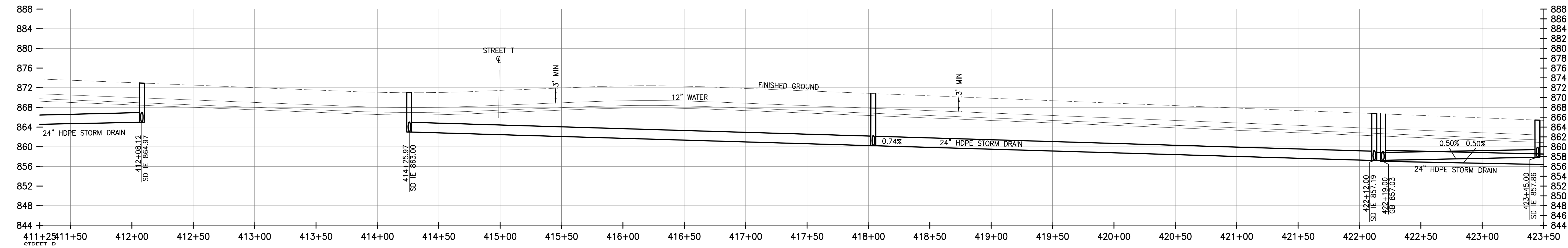
PLAN



KEY MAP

NTS

BEECHWOOD TRACT 3192 VTTM			
UTILITY PLAN — AIRPORT RD			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 13 OF 23

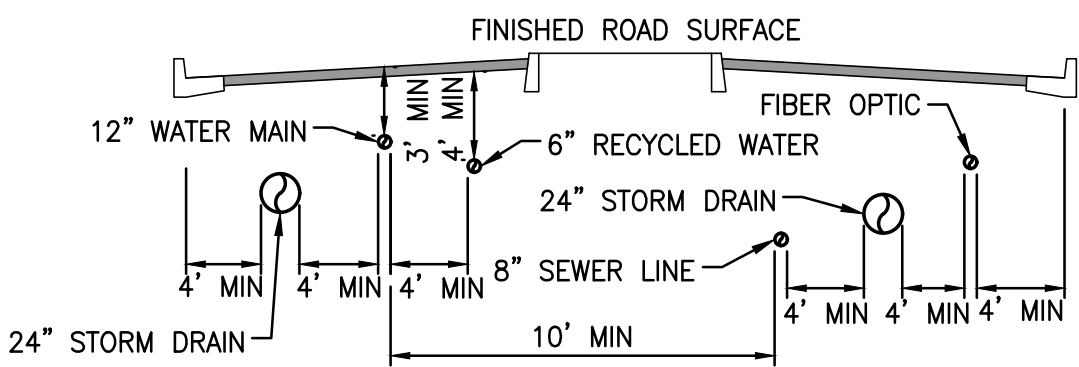


LEGEND

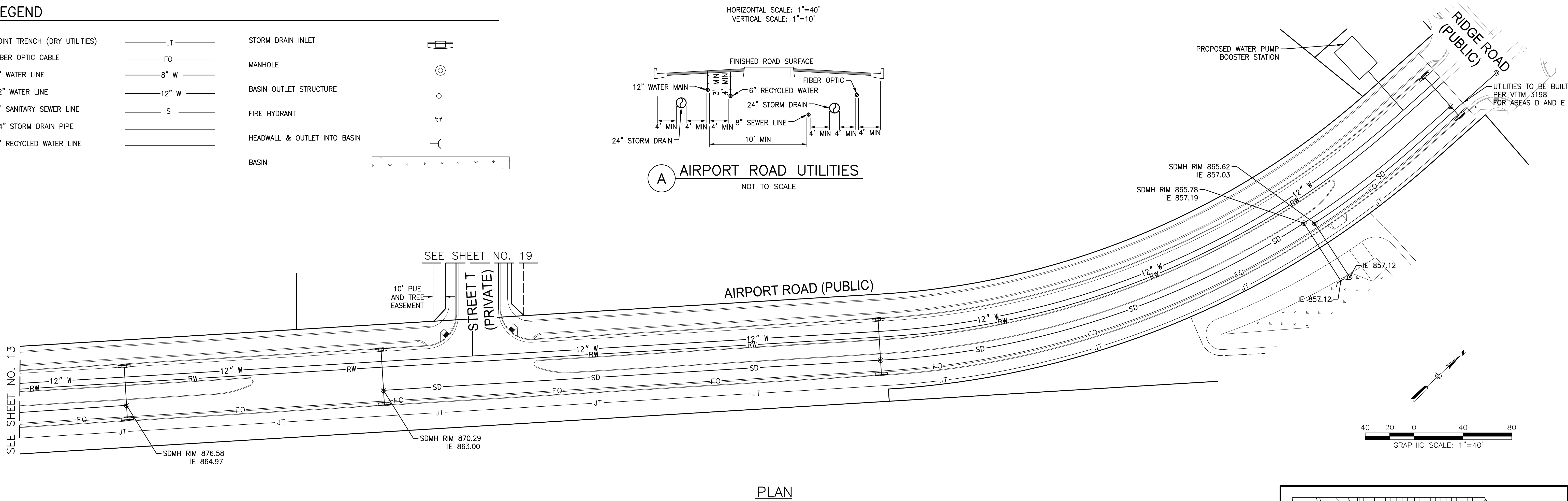
JOINT TRENCH (DRY UTILITIES)	—JT—	STORM DRAIN INLET	
FIBER OPTIC CABLE	—FO—	MANHOLE	
8" WATER LINE	—8" W—	BASIN OUTLET STRUCTURE	
12" WATER LINE	—12" W—	FIRE HYDRANT	
8" SANITARY SEWER LINE	—S—	HEADWALL & OUTLET INTO BASIN	
24" STORM DRAIN PIPE	—SD—	BASIN	
6" RECYCLED WATER LINE	—RW—		

PROFILE

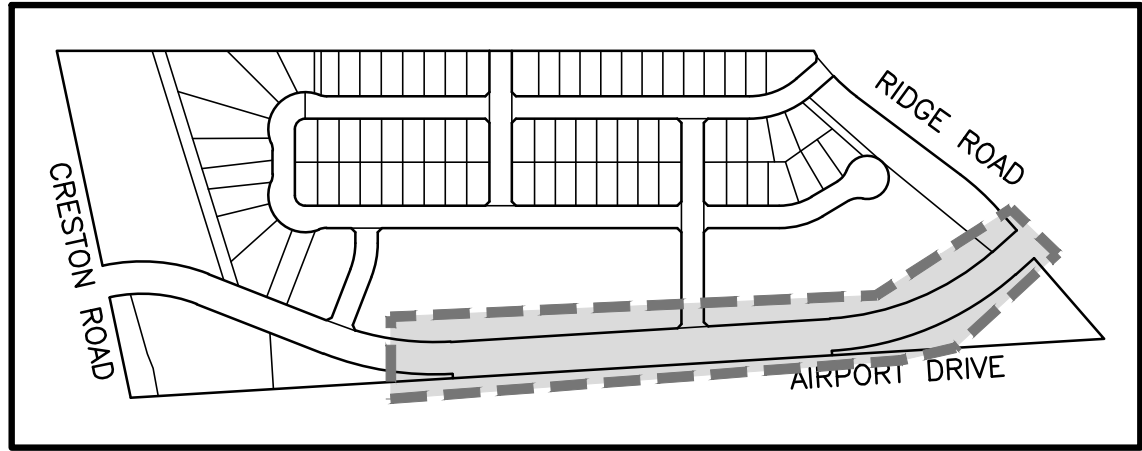
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



A AIRPORT ROAD UTILITIES
NOT TO SCALE



PLAN



KEY MAP

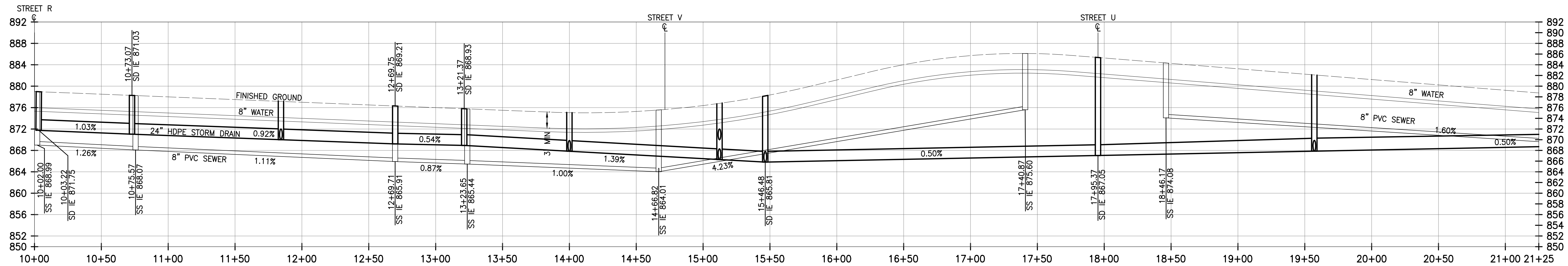
NTS

BEECHWOOD TRACT 3192 VTTM

UTILITY PLAN — AIRPORT RD

CITY OF PASO ROBLES, CA

JOB NO: 17671F SCALE: 1"=40' DATE: 05/01/2023 SHEET NO. 14 OF 23

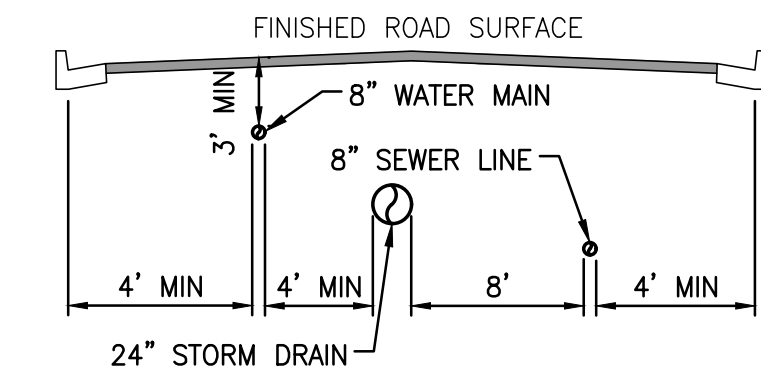


PROFILE

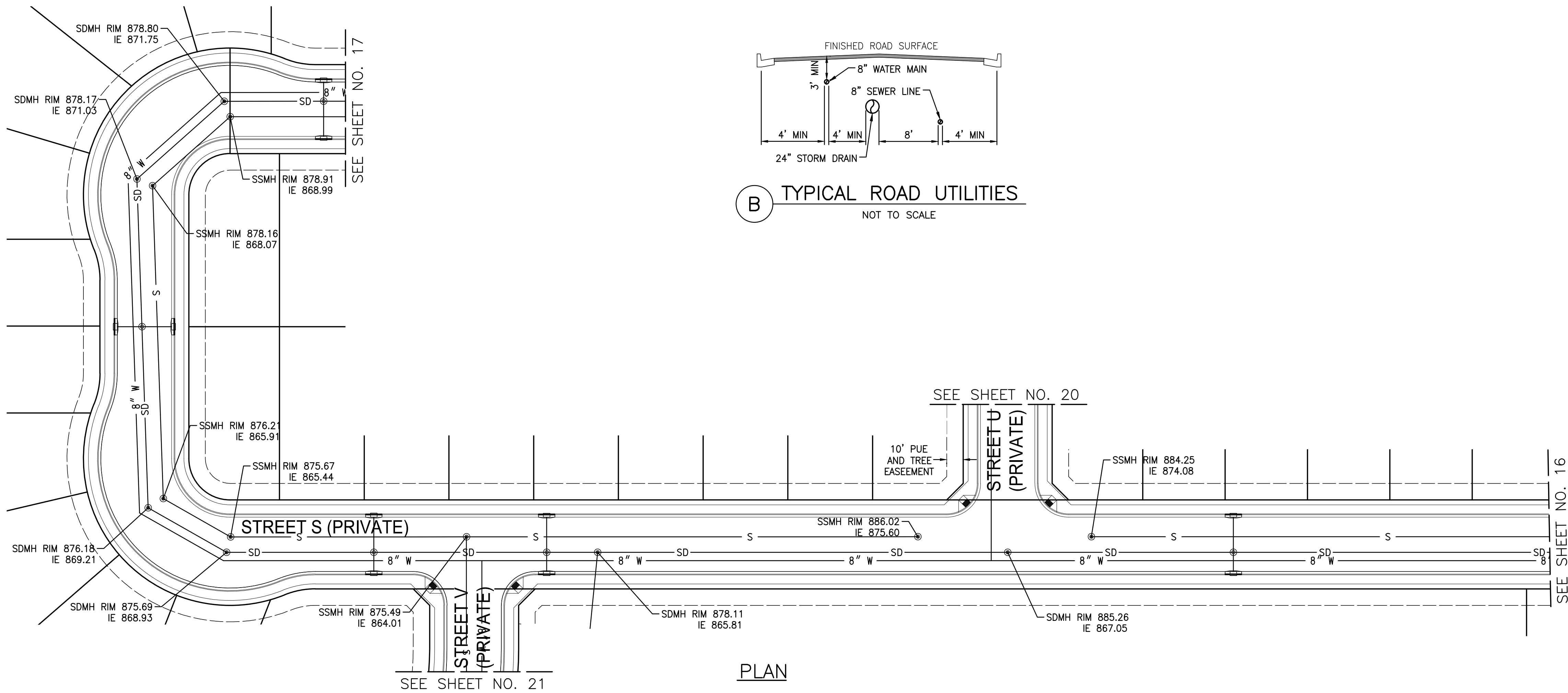
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

LEGEND

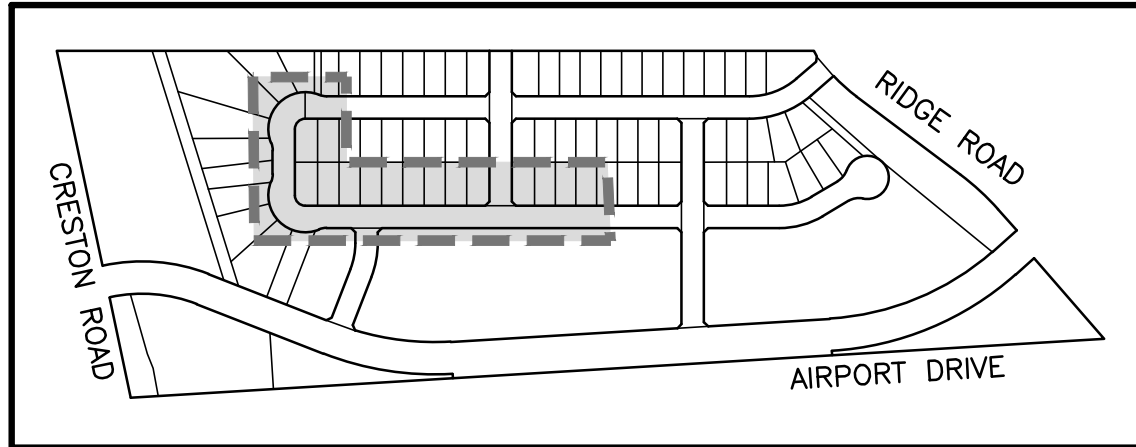
JOINT TRENCH (DRY UTILITIES)	—JT—
FIBER OPTIC CABLE	—FO—
8" WATER LINE	—8" W —
12" WATER LINE	—12" W —
8" SANITARY SEWER LINE	—S —
24" STORM DRAIN PIPE	—SD —
6" RECYCLED WATER LINE	—RW —
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	



B TYPICAL ROAD UTILITIES
NOT TO SCALE



PLAN



KEY MAP

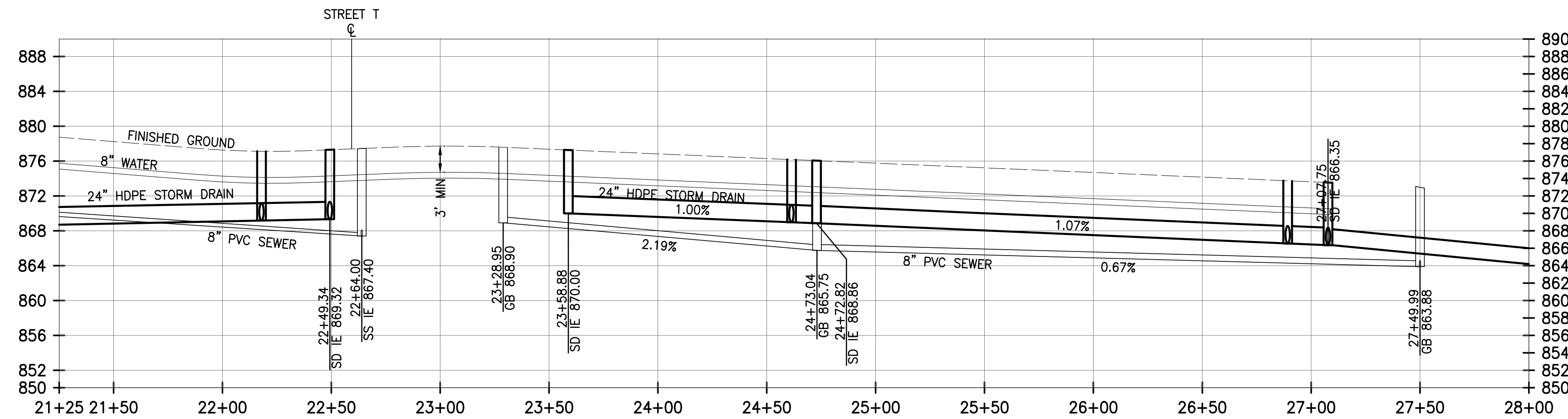
NTS

BEECHWOOD TRACT 3192 VTTM

UTILITY PLAN — STREET S

CITY OF PASO ROBLES, CA

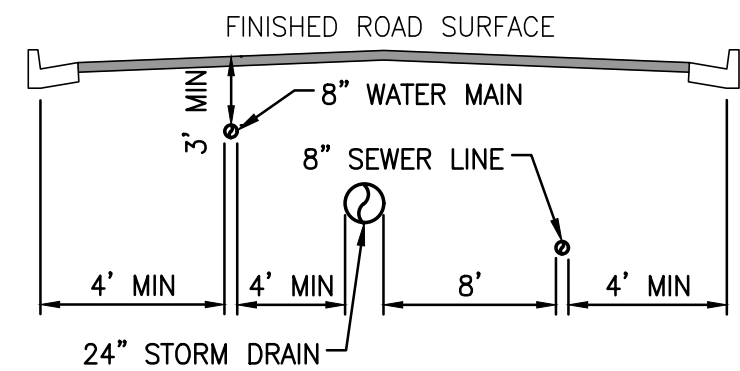
JOB NO: 17671F SCALE: 1"=40' DATE: 05/01/2023 SHEET NO. 15 OF 23



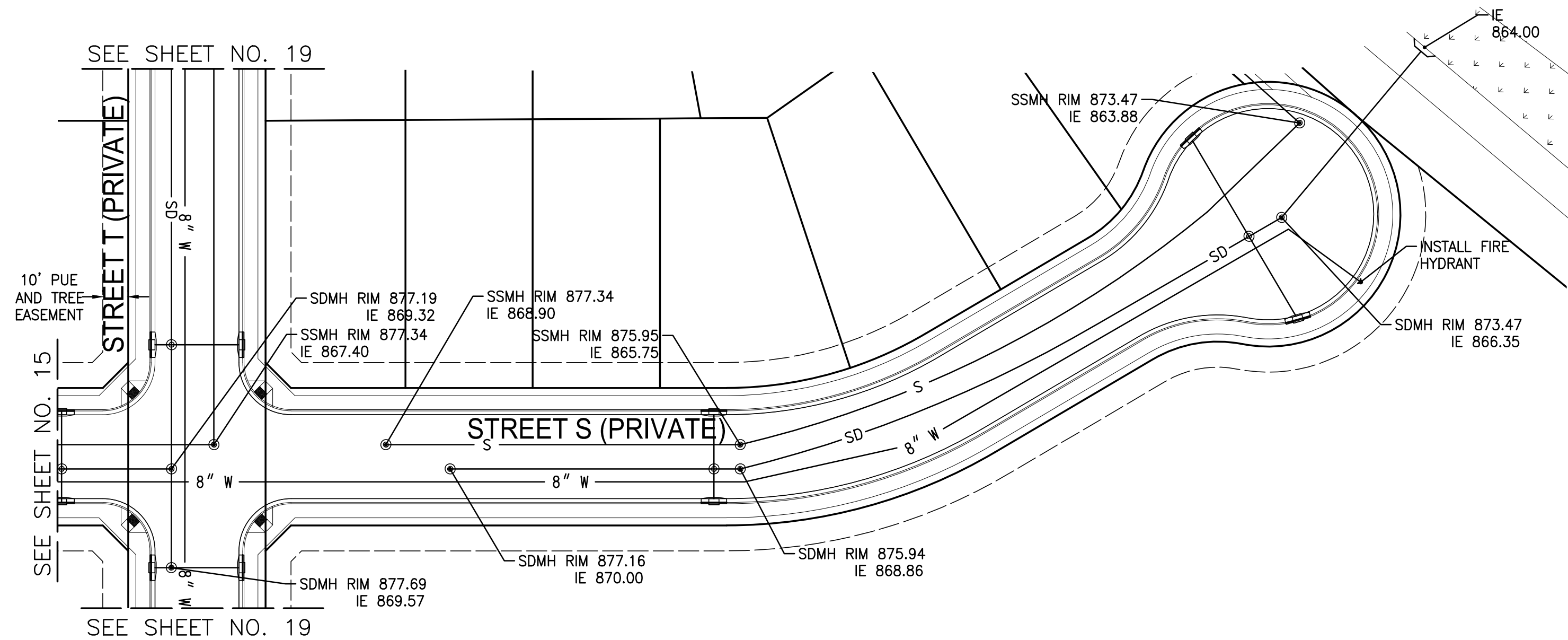
PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

LEGEND

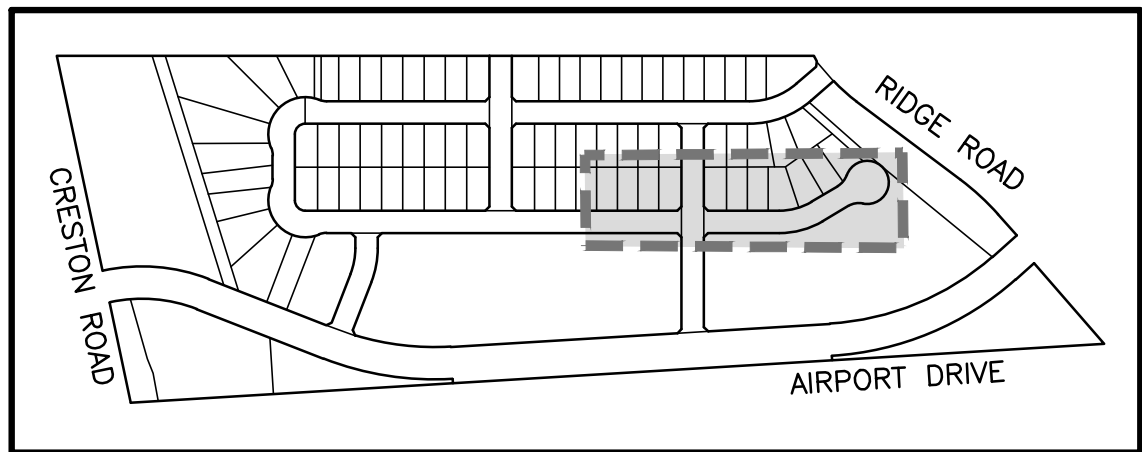
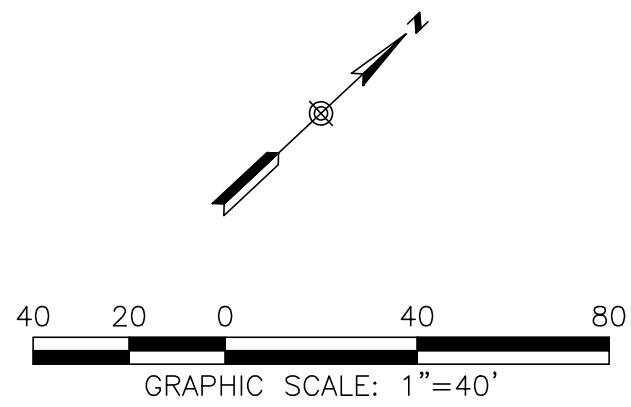
JOINT TRENCH (DRY UTILITIES)	— JT —
FIBER OPTIC CABLE	— FO —
8" WATER LINE	— 8" W —
12" WATER LINE	— 12" W —
8" SANITARY SEWER LINE	— S —
24" STORM DRAIN PIPE	— SD —
6" RECYCLED WATER LINE	— RW —
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	



B TYPICAL ROAD UTILITIES
NOT TO SCALE

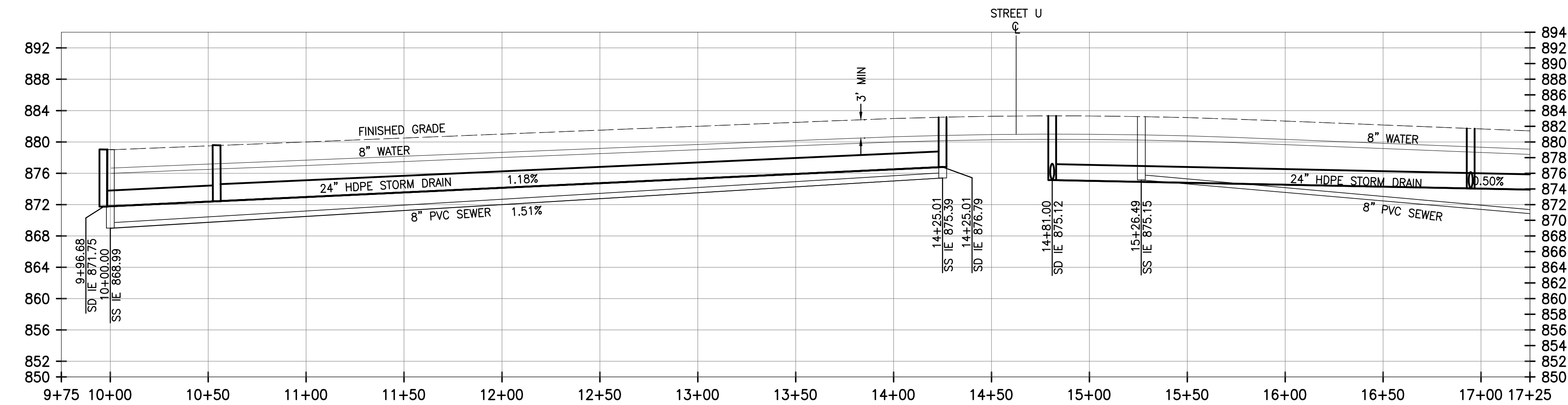


PLAN



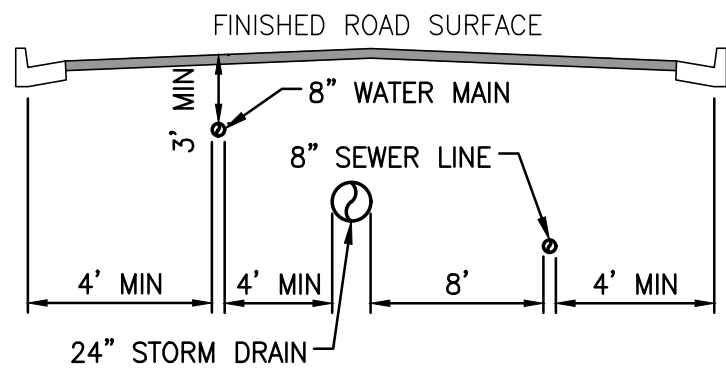
KEY MAP
NTS

BEECHWOOD TRACT 3192 VTTM			
UTILITY PLAN — STREET S			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 16 OF 23

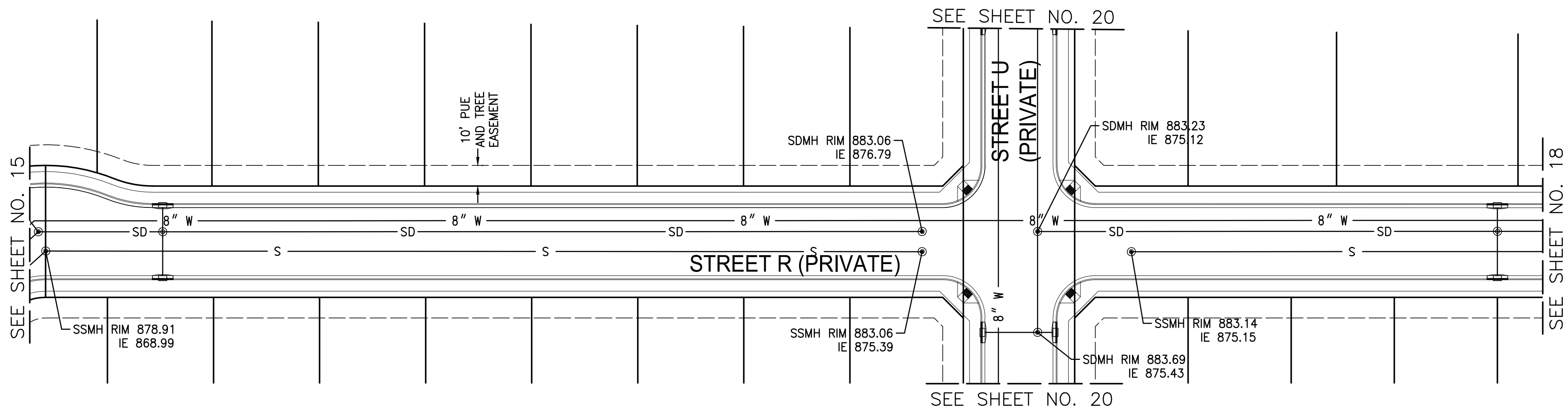


PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

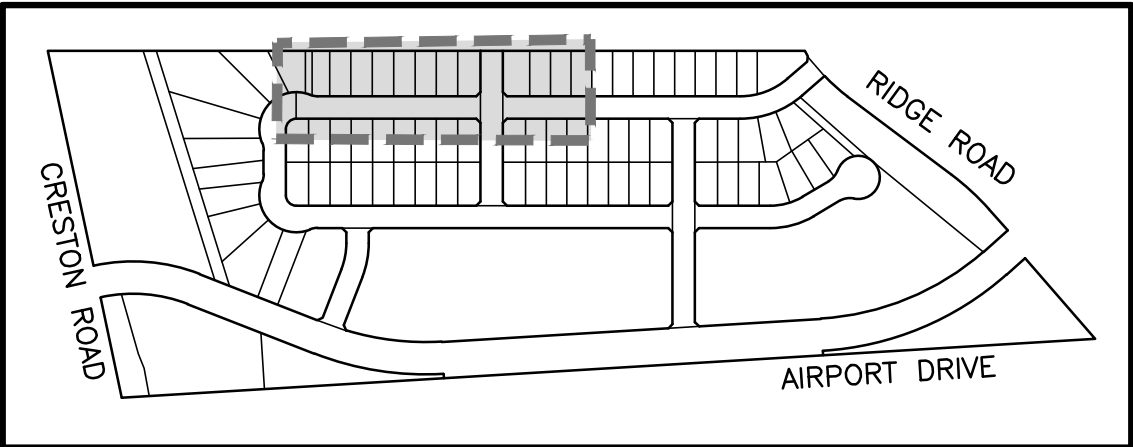
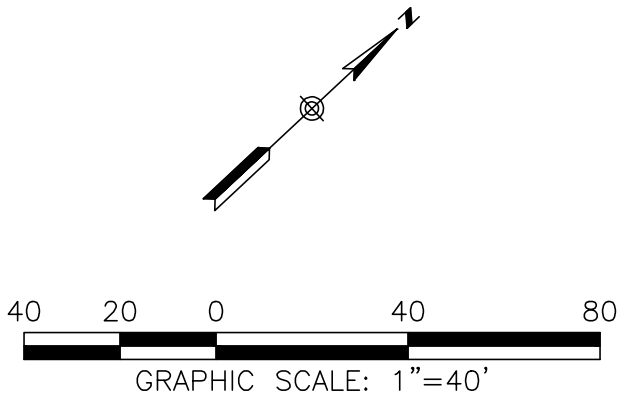
LEGEND	
JOINT TRENCH (DRY UTILITIES)	— JT —
FIBER OPTIC CABLE	— FO —
8" WATER LINE	— 8" W —
12" WATER LINE	— 12" W —
8" SANITARY SEWER LINE	— S —
24" STORM DRAIN PIPE	— SD —
6" RECYCLED WATER LINE	— RW —
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	



B TYPICAL ROAD UTILITIES
NOT TO SCALE

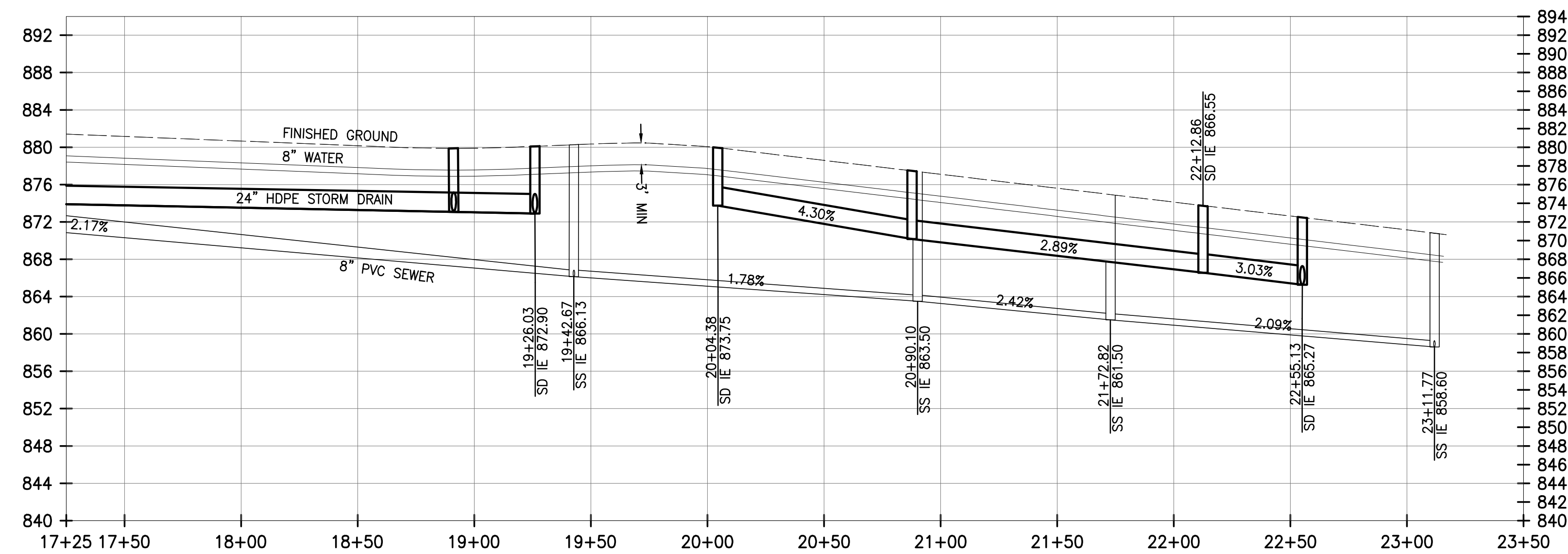


PLAN

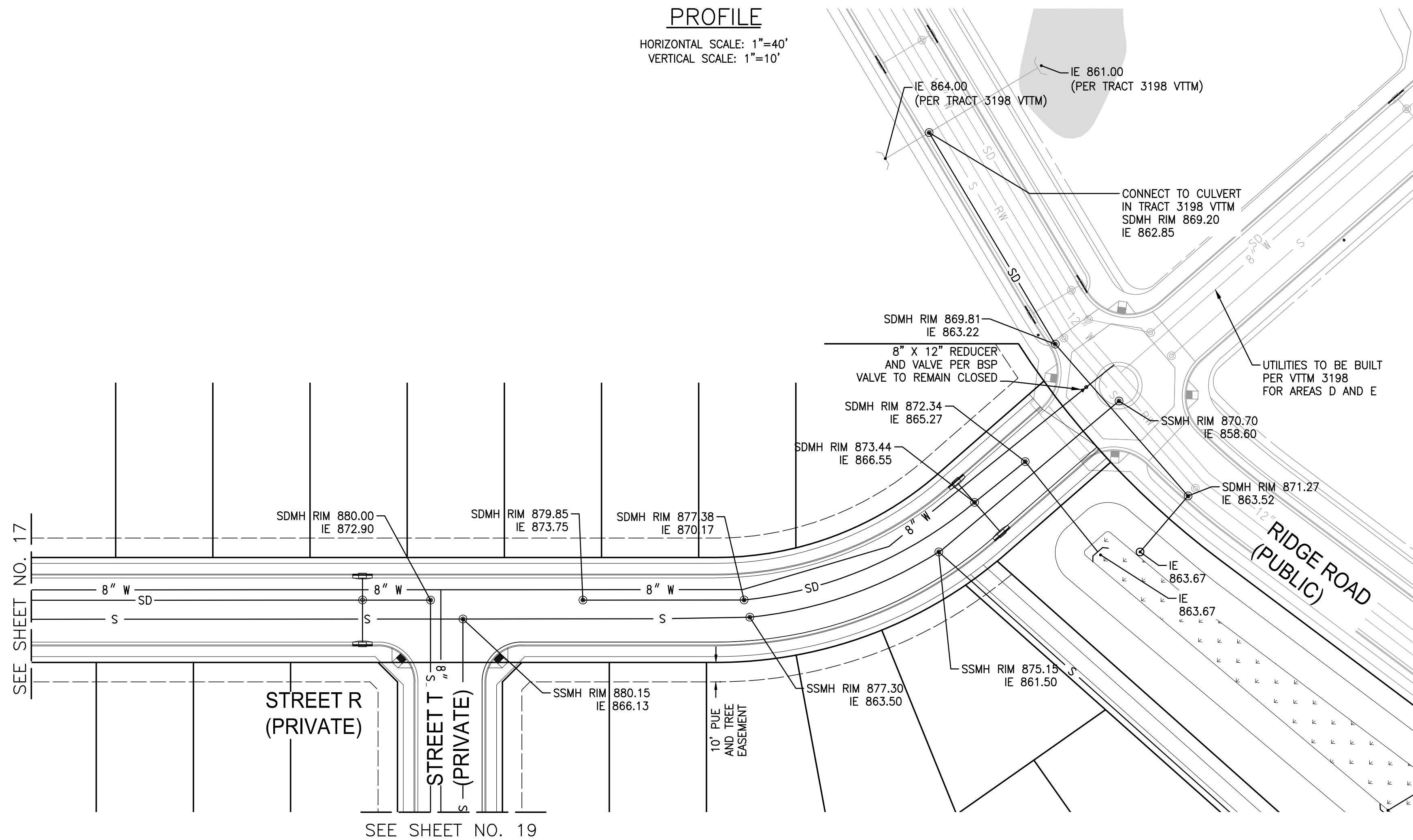


KEY MAP
NTS

BEECHWOOD TRACT 3192 VTTM			
UTILITY PLAN — STREET R			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 17 OF 23



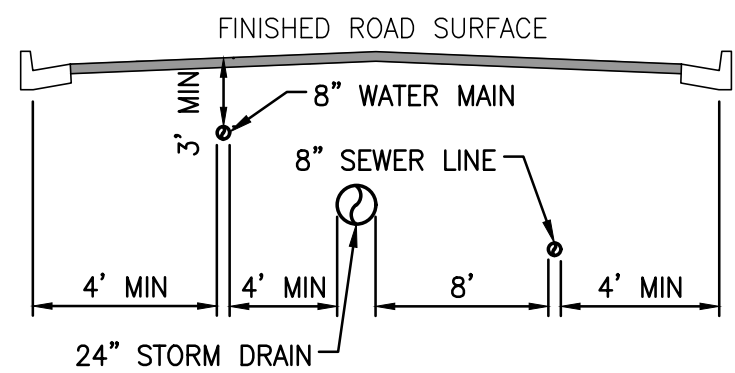
PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



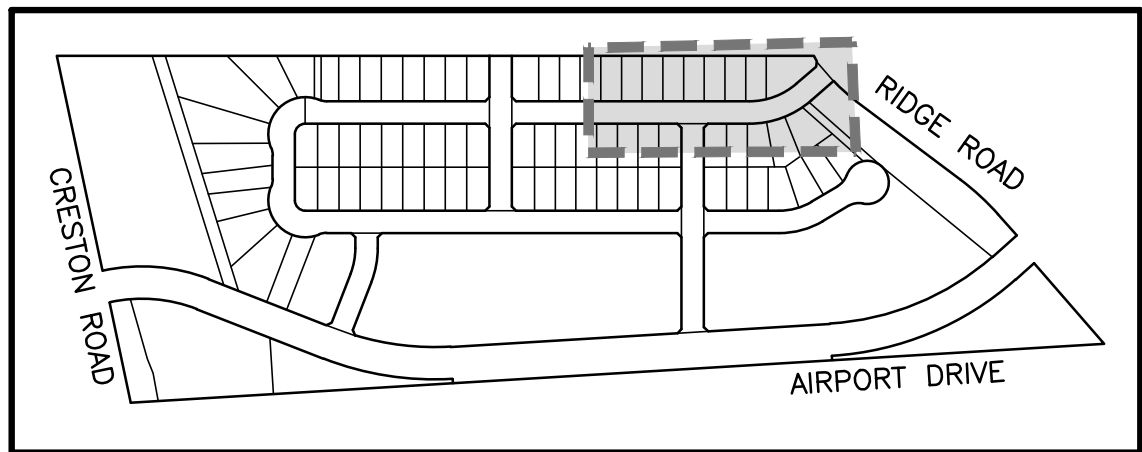
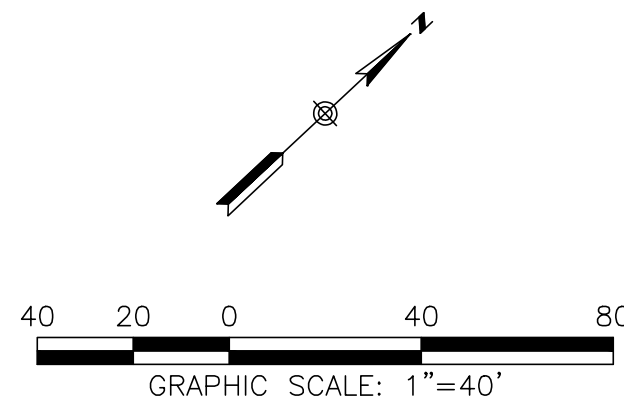
PLAN

LEGEND

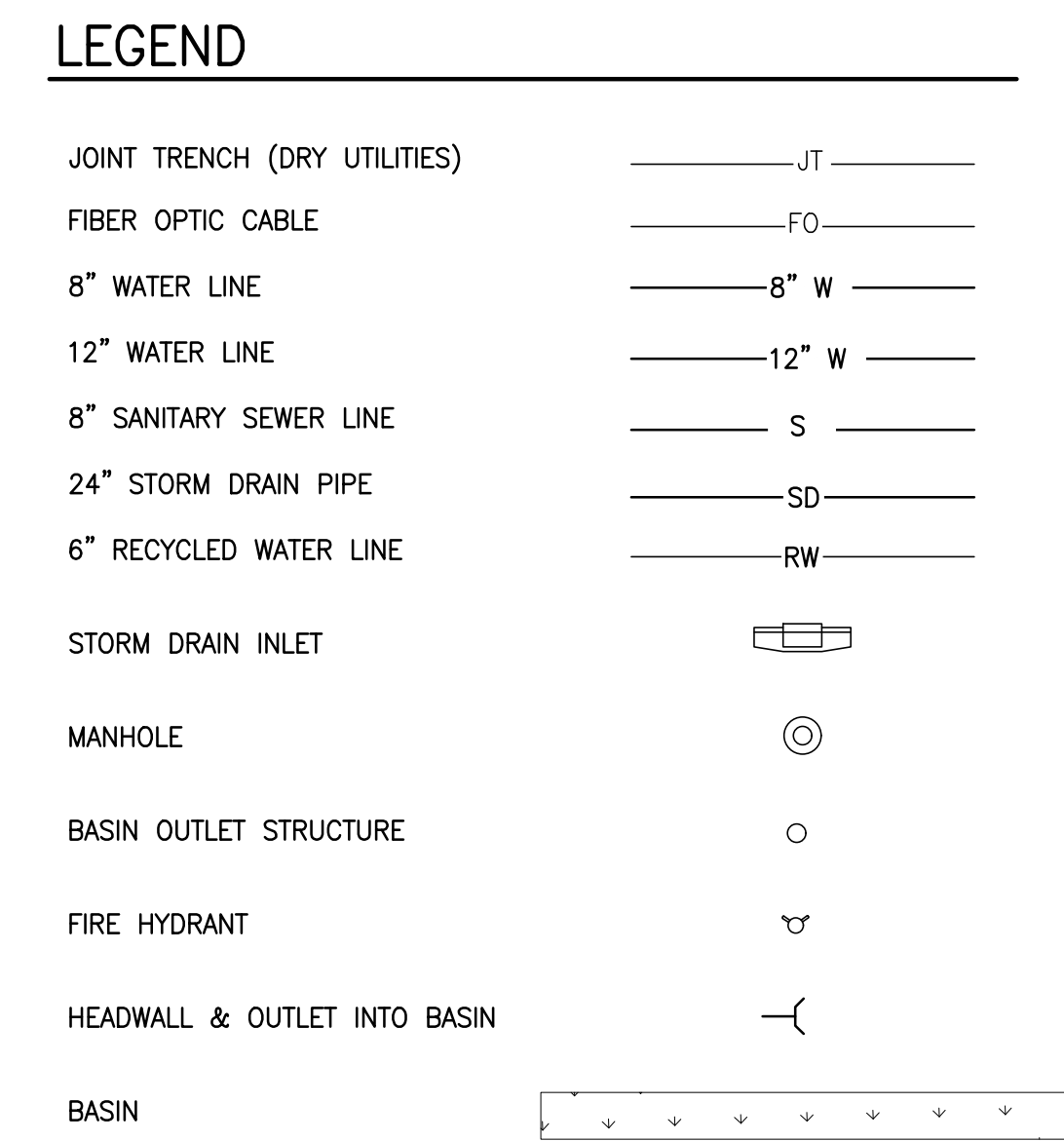
JOINT TRENCH (DRY UTILITIES)	JT
FIBER OPTIC CABLE	FO
8" WATER LINE	8" W
12" WATER LINE	12" W
8" SANITARY SEWER LINE	S
24" STORM DRAIN PIPE	SD
6" RECYCLED WATER LINE	RW
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	



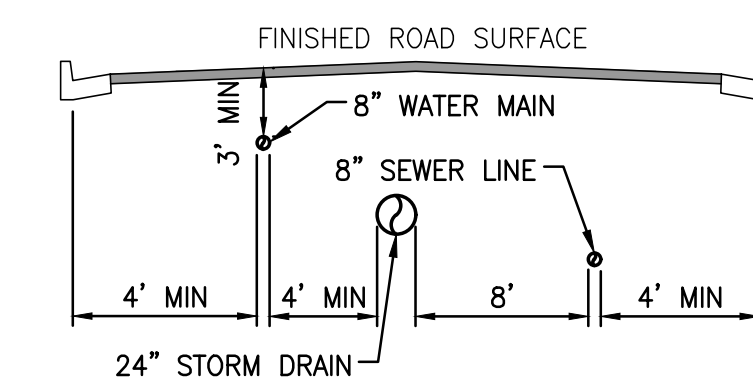
B TYPICAL ROAD UTILITIES
NOT TO SCALE



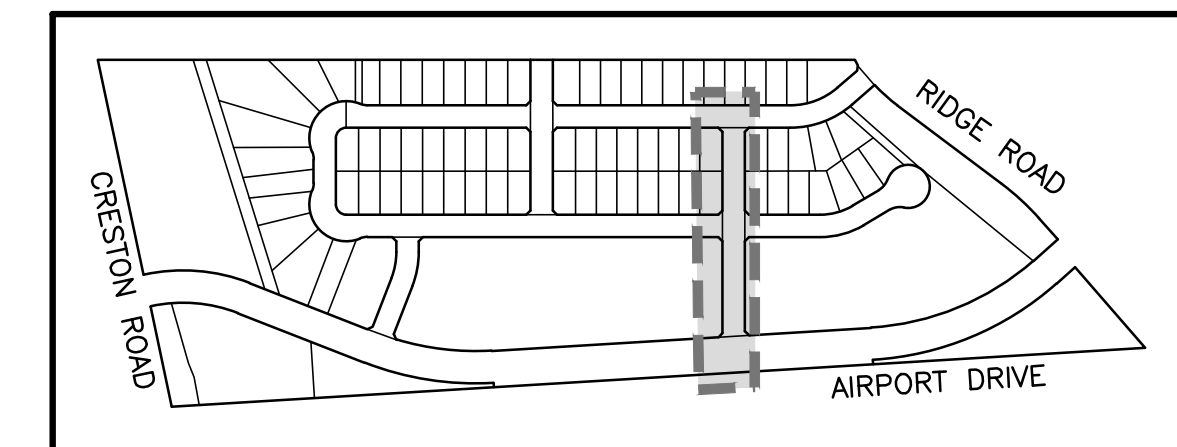
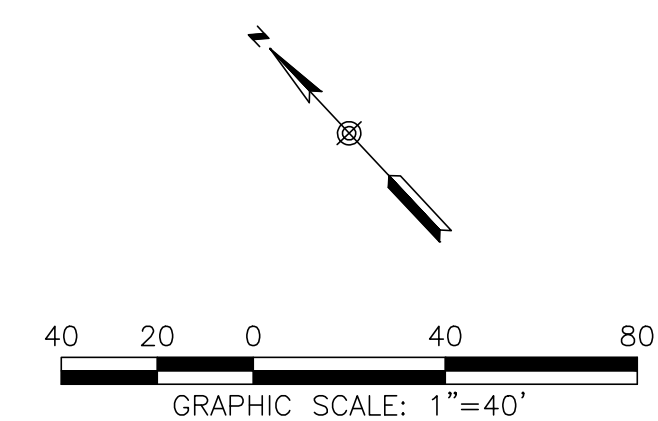
BEECHWOOD TRACT 3192 VTTM			
UTILITY PLAN - STREET R			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 18 OF 23



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

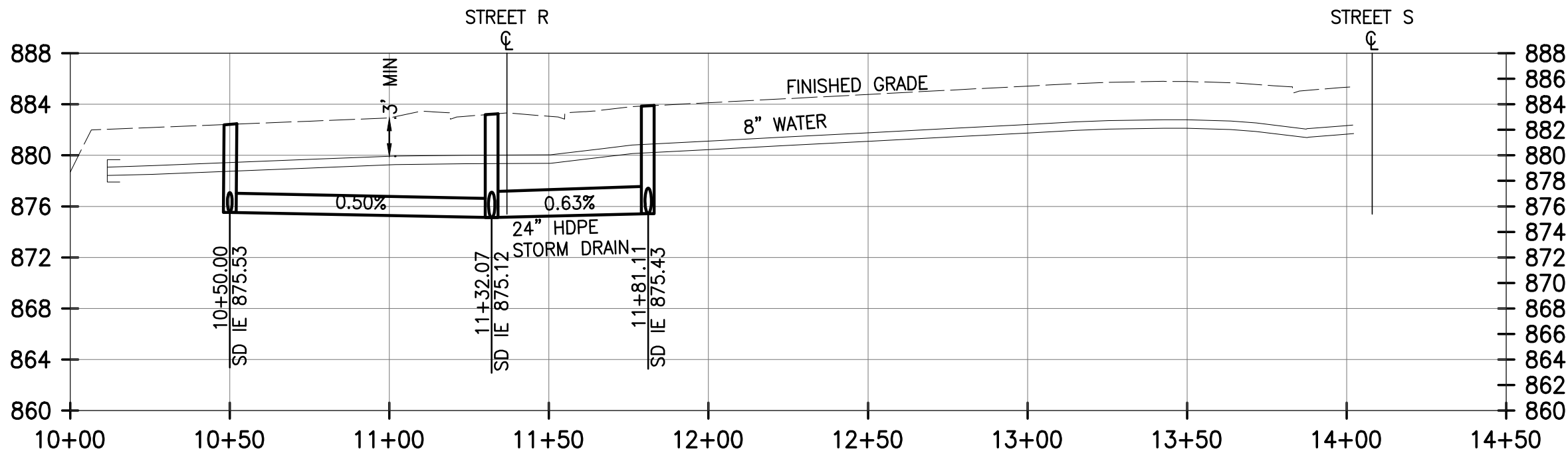


B TYPICAL ROAD UTILITIES
NOT TO SCALE



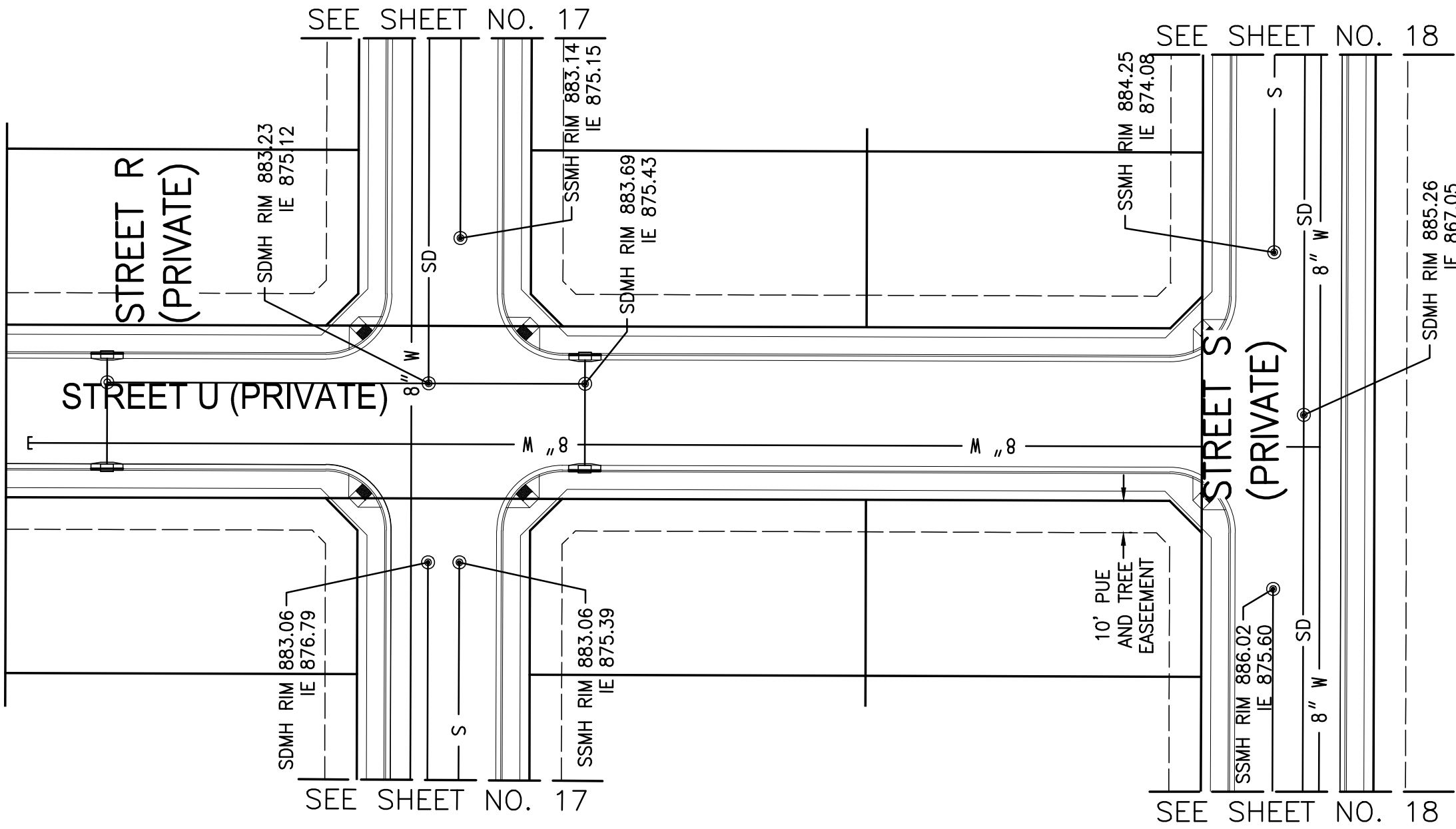
NTS

JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 19 OF 23
----------------	---------------	------------------	--------------------



PROFILE

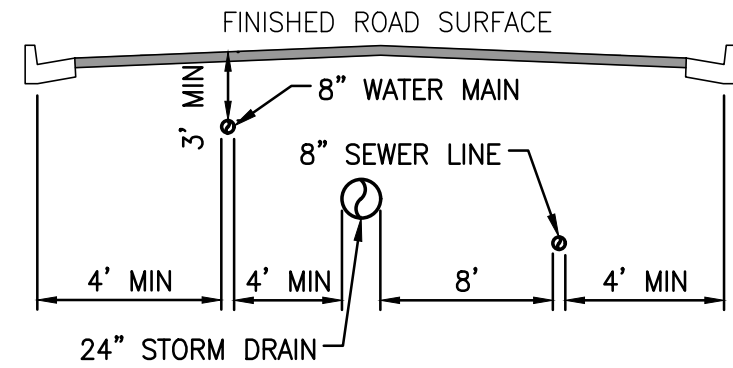
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



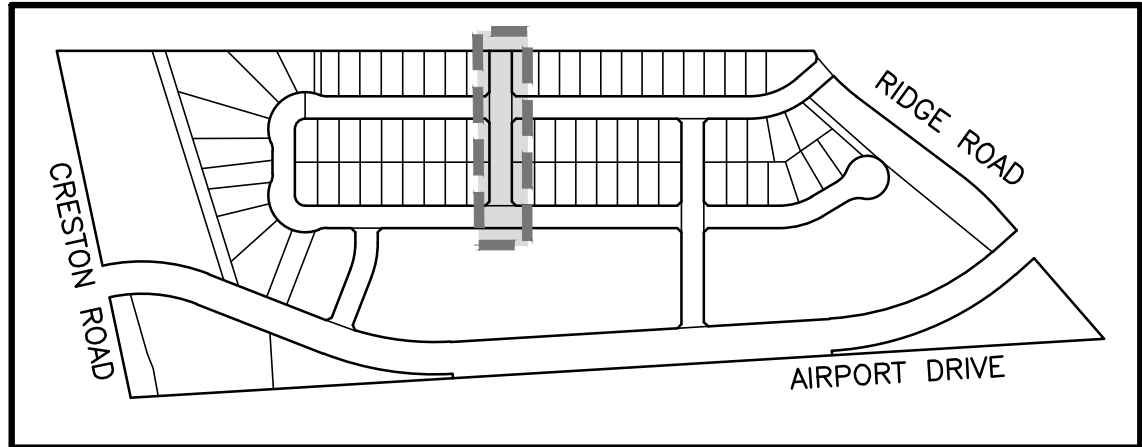
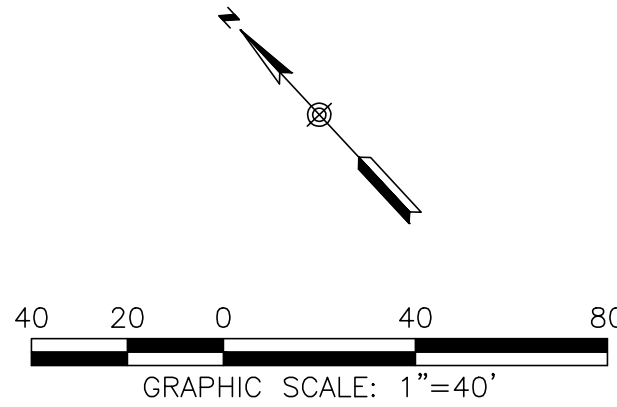
PLAN

LEGEND

JOINT TRENCH (DRY UTILITIES)	—JT—
FIBER OPTIC CABLE	—FO—
8" WATER LINE	—8" W —
12" WATER LINE	—12" W —
8" SANITARY SEWER LINE	—S —
24" STORM DRAIN PIPE	—SD —
6" RECYCLED WATER LINE	—RW —
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	



B TYPICAL ROAD UTILITIES
NOT TO SCALE



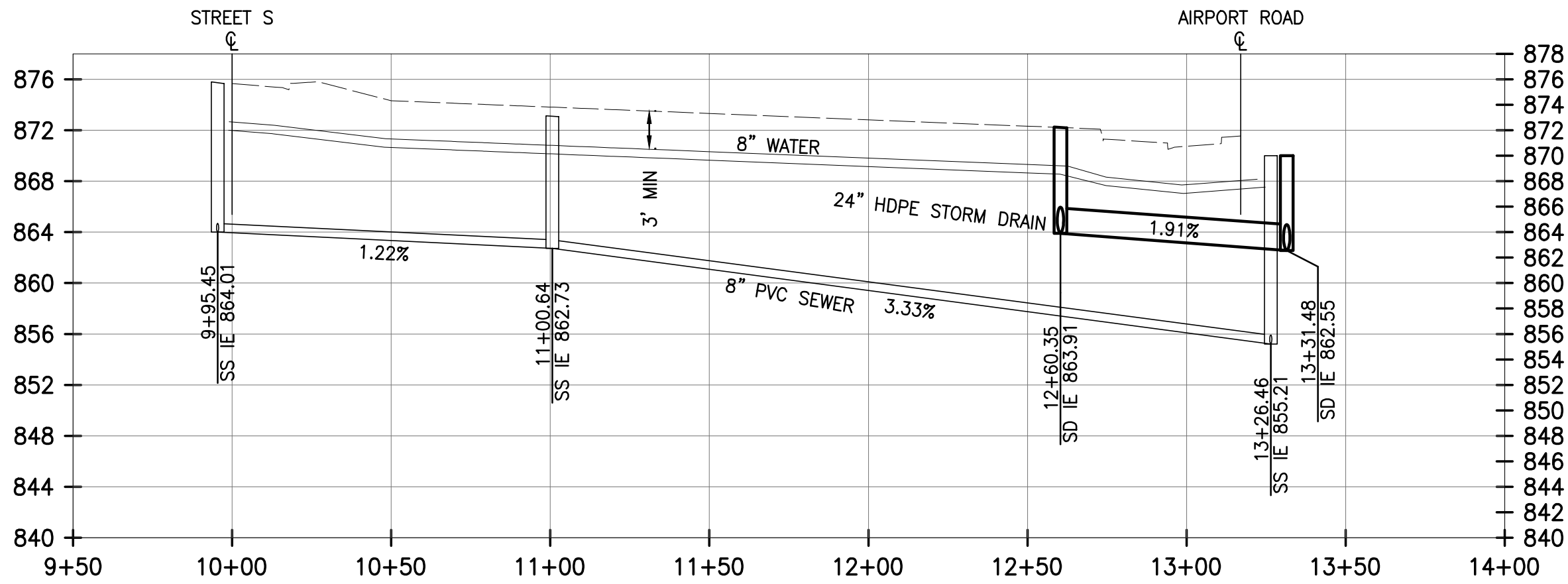
KEY MAP

NTS

BEECHWOOD TRACT 3192 VTTM			
UTILITY PLAN — STREET U			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 20 OF 23

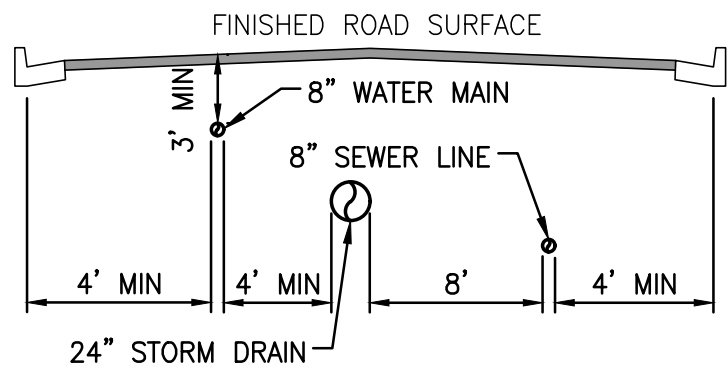
LEGEND

JOINT TRENCH (DRY UTILITIES)	JT
FIBER OPTIC CABLE	FO
8" WATER LINE	8" W
12" WATER LINE	12" W
8" SANITARY SEWER LINE	S
24" STORM DRAIN PIPE	SD
6" RECYCLED WATER LINE	RW
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	

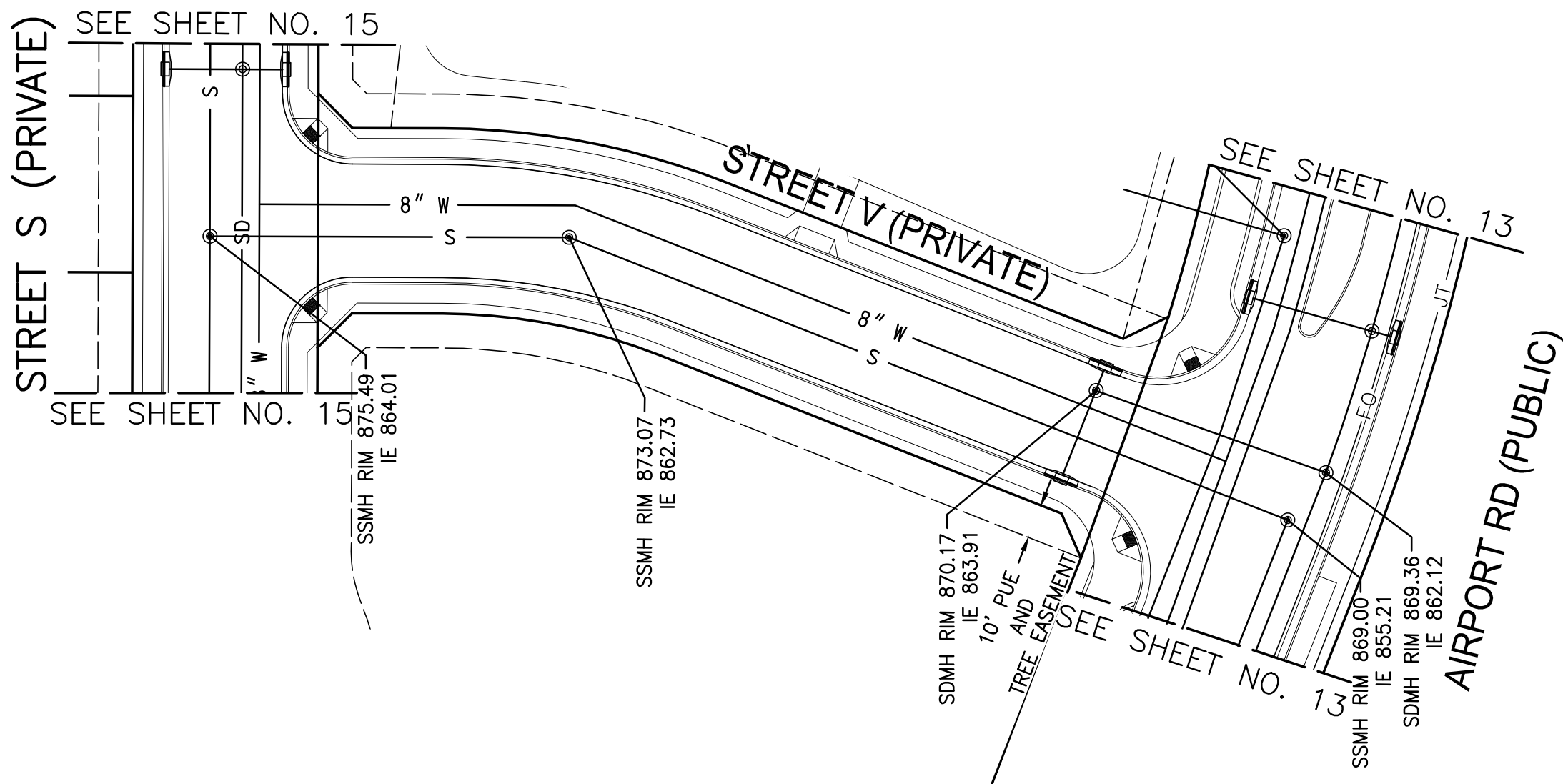


PROFILE

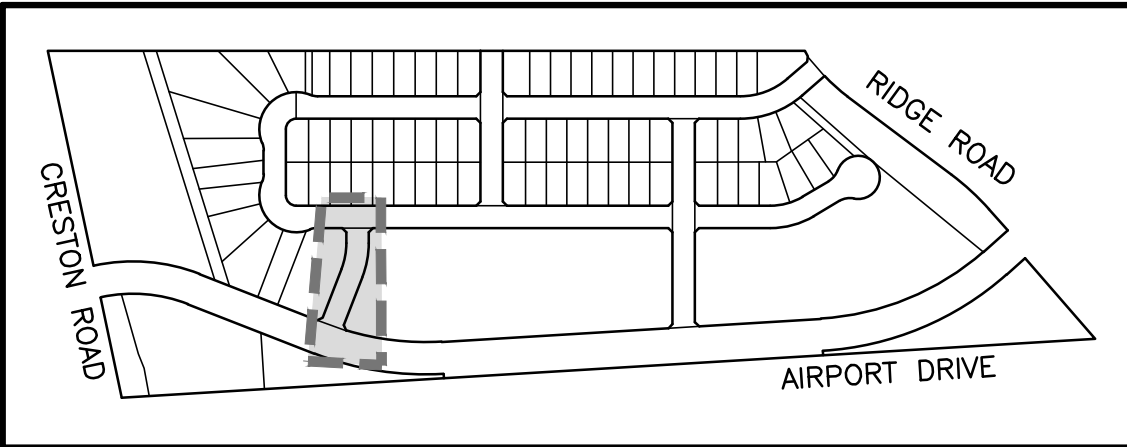
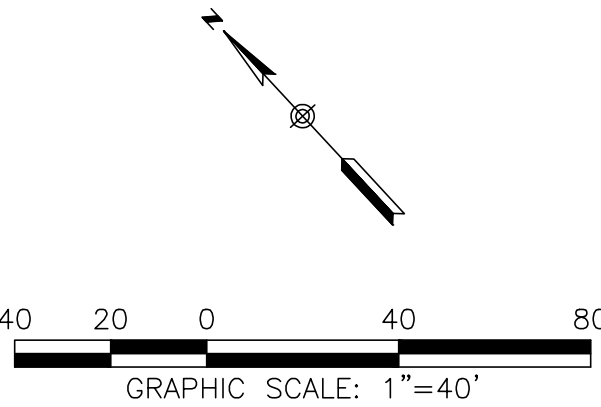
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



B TYPICAL ROAD UTILITIES
NOT TO SCALE



PLAN



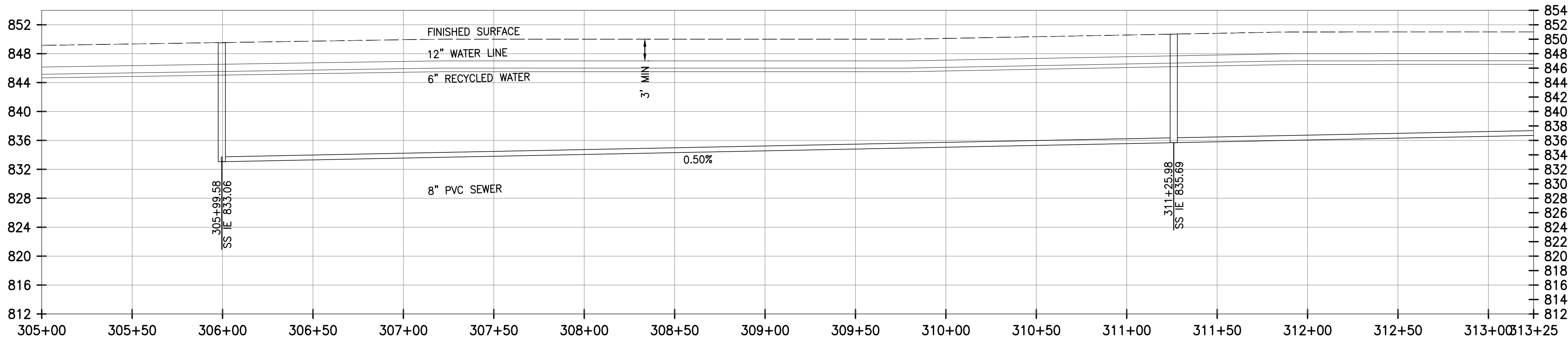
KEY MAP

NTS

BEECHWOOD TRACT 3192 VTTM			
UTILITY PLAN – STREET V			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 21 OF 23

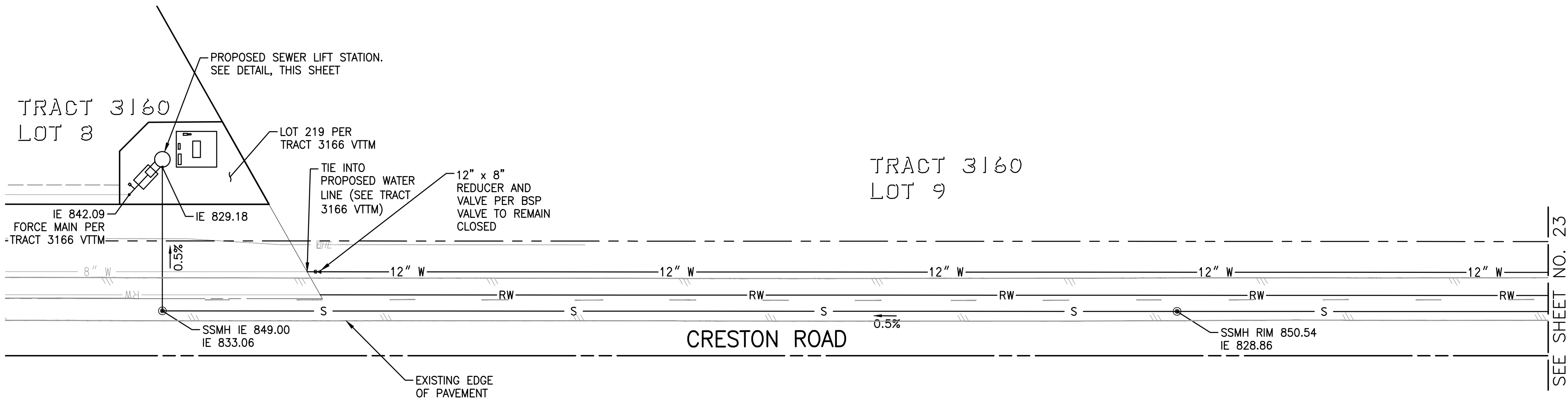
LEGEND

JOINT TRENCH (DRY UTILITIES)	JT
FIBER OPTIC CABLE	FO
8" WATER LINE	8" W
12" WATER LINE	12" W
8" SANITARY SEWER LINE	S
24" STORM DRAIN PIPE	SD
6" RECYCLED WATER LINE	RW
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	

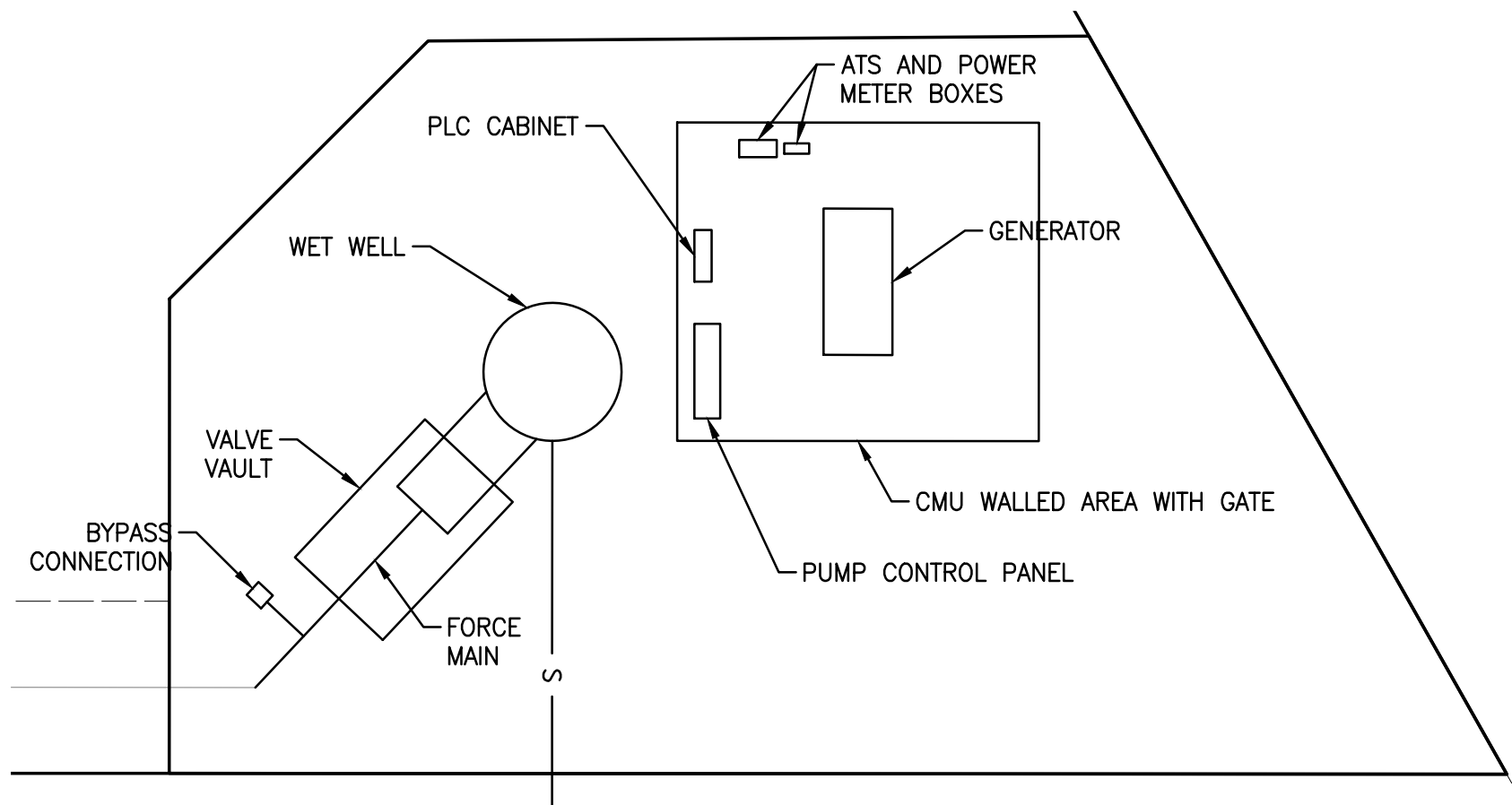


PROFILE

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

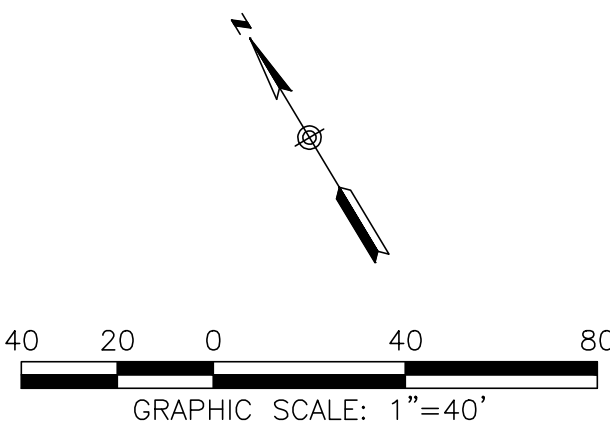


PLAN



SEWER LIFT STATION DETAIL

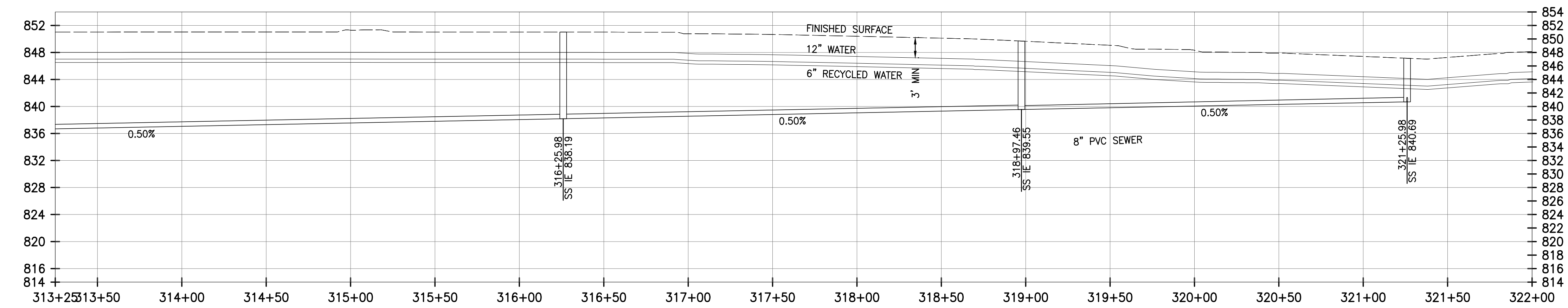
SCALE: 1"=10'



KEY MAP

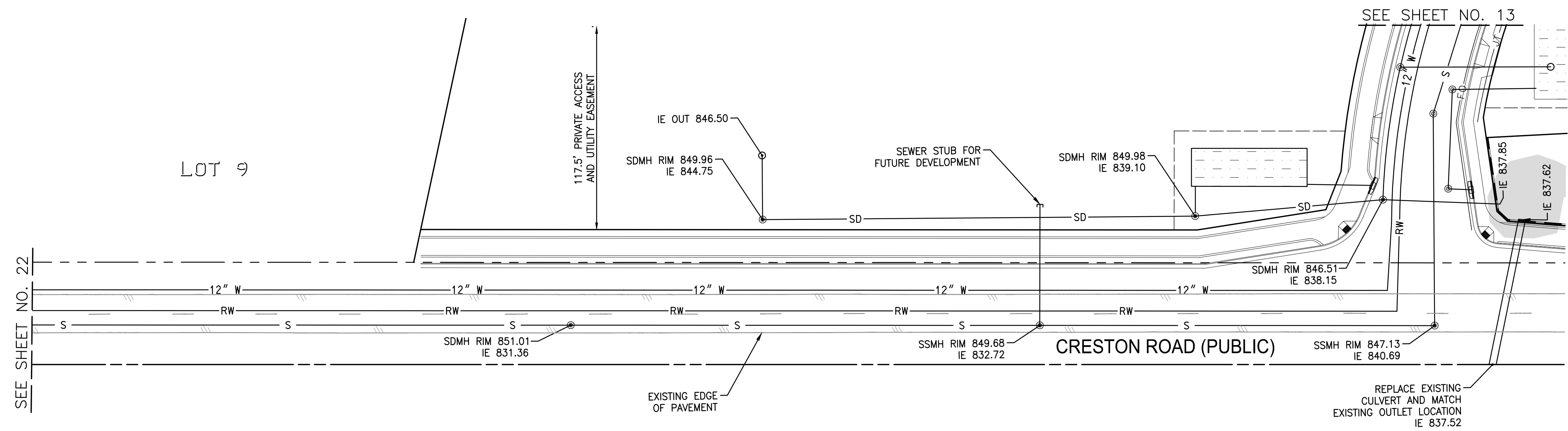
NTS

BEECHWOOD TRACT 3192 VTTM			
OFFSITE UTILITY PLAN – CRESTON RD			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 22 OF 23

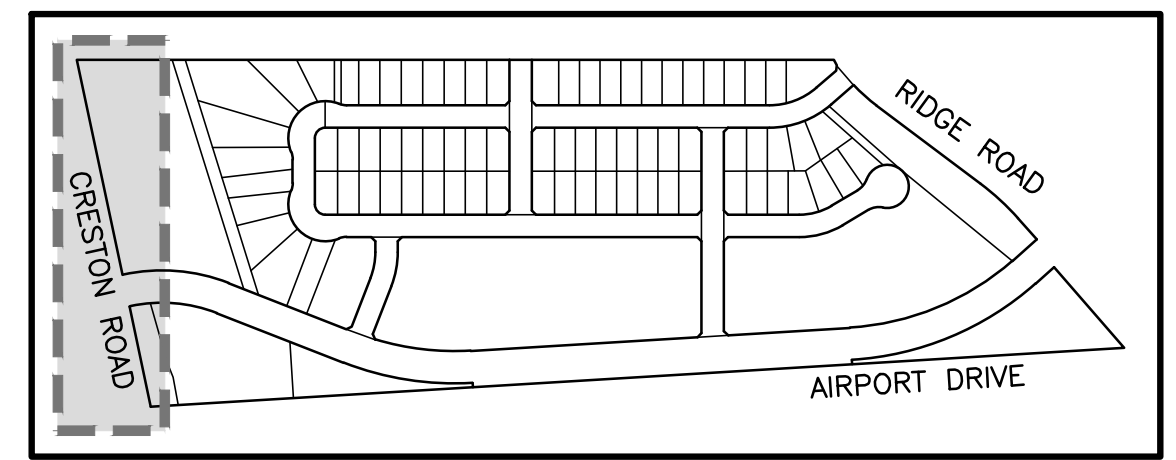
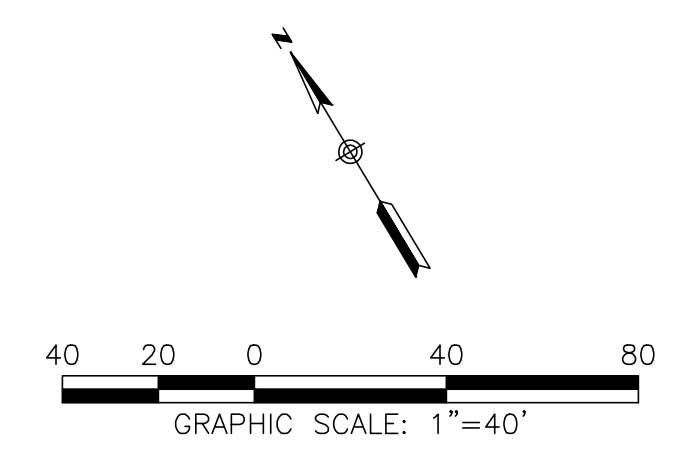


PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

LEGEND	
JOINT TRENCH (DRY UTILITIES)	— JT —
FIBER OPTIC CABLE	— FO —
8" WATER LINE	— 8" W —
12" WATER LINE	— 12" W —
8" SANITARY SEWER LINE	— S —
24" STORM DRAIN PIPE	— SD —
6" RECYCLED WATER LINE	— RW —
STORM DRAIN INLET	
MANHOLE	
BASIN OUTLET STRUCTURE	
FIRE HYDRANT	
HEADWALL & OUTLET INTO BASIN	
BASIN	
UNDERGROUND STORMWATER RETENTION CHAMBER	



PLAN



KEY MAP

BEECHWOOD TRACT 3192 VTTM			
OFFSITE UTILITY PLAN – CRESTON RD			
CITY OF PASO ROBLES, CA			
JOB NO: 17671F	SCALE: 1"=40'	DATE: 05/01/2023	SHEET NO. 23 OF 23



Planning Commission Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Comprehensive Zoning Code Update
Study Session – Preliminary review of portions of a Comprehensive Zoning Code Update. Planning Commission will review and hear public comments and provide general direction to staff on refinements to draft Article 2 and 4

CEQA Determination: The activity is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(2) and 15060(c)(3).

Date: September 26, 2023

Facts

1. The Zoning Code has not been comprehensively updated since the 1970s. Over the years, revisions have been made to address evolving land use and development practices, incorporate Specific Plans and new zoning districts, and address changes in State law. However, this piecemeal approach has resulted in internal inconsistencies and a disorganized structure.
2. MIG, Inc. (MIG) was retained by the City to assist with comprehensive updates to the Zoning Code.
3. The main objectives of the update to the Zoning Code include:
 - a. Providing intuitive and user-friendly development regulations;
 - b. Eliminating conflicts to create an internally consistent document;
 - c. Complying with recent legislation and case law; and
 - d. Modernizing the Zoning Code to reflect best practices, with a focus on streamlining housing entitlement and permitting processes, plus providing for flexibility and innovation.
4. The early stages of the Zoning Code update process included initial data collection, conducting stakeholder interviews, and providing a diagnostic summary of issues including recommendations for reorganizing the Code.
5. Current tasks by MIG are focused on updating the individual sections of the Zoning Code. An outline showing the status of each Article and its progress is provided as Attachment 1.
6. Remaining sections of the Zoning Code still needing to be reviewed will be packaged into future sets and brought back to the Planning Commission to follow a similar public comment process.

Community Outreach

Public outreach has been ongoing throughout the Zoning Code Update process. Thus far, staff has facilitated Stakeholder interviews and conducted seven study sessions with both the Housing Constraints and Opportunities Committee(HCOC) and the Planning Commission.

Options

1. Take no action; or
2. Provide direction to staff and consultant on any changes to the current draft of the Zoning Code update.

Analysis and Conclusions

The Zoning Code has not been comprehensively updated for over 50 years, and as a result, it is not user friendly or internally consistent, nor does it reflect best practices for streamlining housing entitlements and other permitting processes. To address these issues and more, the City has hired MIG to preform a comprehensive update to the Zoning Code, including the following table of contents. The key Articles being discussed as part of this study session are Article 3 and Article 4 (highlighted).

Proposed Zoning Code Update Organization

Article 1: Enactment, Applicability, and Enforcement (reviewed by Planning Commission)

Article 2: Code Administration and Permits

Article 3: Zones, Allowable Uses, and Development Standards (portions reviewed by Planning Commission)

Article 4: Regulations and Standards Applicable to All Zones

Article 5: Special Regulations

Article 6: Standards for Specific Land Uses and Activities (portions reviewed by Planning Commission)

Article 7: Nonconformities

Article 8: Environmental Hazards

Article 9: Terms and Definitions (portions reviewed by Planning Commission)

Key Highlights

The key changes for discussion amongst the Planning Commission are outlined below and are categorized by reference to the newly established Articles within Title 21 (Zoning). It should be noted that the entire Zoning Code is open to discussion with the Planning Commission and the public, should there be a desire to discuss other sections not highlighted in this report.

Article 2: Code Administration and Permits

The intent of Article 2 is to establish the process for obtaining permits/entitlements and clarifying who acts as the review authority for each permit/entitlement. Although much of Article 2 contains language from the existing Zoning Code that was carried forward, the Planning Commission will find that there are new standards being proposed which are based on trends Staff is seeing consistently with applications.

The following list is a snapshot of new changes/clarifications found in Article 2:

- Clarifies the Review Authority for different types of permits and entitlements as well as their respective responsibilities;
- Adds standards for home occupation permits including requirements for parking commercial vehicles associated with a business;
- Changes the Oak tree removal procedures so that the DRC would hear requests for the removal of one tree, Planning Commission would hear requests for two to nine trees, and City Council would hear requests for 10 or more trees; and
- Establishes a Modification process at three levels of review (CC/PC/DRC):

1. The City Council, as the review authority for Special Planned Development Modifications, would be able to approve the following list of modifications. A full list of the modifications and the required findings is in Section 21.11.050 of the Draft Article 2 (See Attachment 2).
 - a) Minimum lot sizes, widths, and depths;
 - b) Setback requirements;
 - c) Modify the grading and hillside development standards of Chapter 21.47 (Grading and Hillside Development);
 - d) Modify Zoning Code maximum building heights, but not to override Building Code requirements;
 - e) Modify sign limitations including sign area and height, as part of a master sign program;
 - f) Modify parking requirements to allow alternate parking standards including quantity of spaces or alternative surface materials; and
 - g) Modify the types and intensities/density of land uses within any base zoning district (if in a commercial zoning district, coupled with allocation of surplus density units).

2. The Planning Commission, as the review authority for Development Plan Modifications, would be able to approve the following list of modifications. A full list of the modifications and the required findings is in Section 21.16.020 of the Draft Article 2 (See Attachment 2).

**Table 21.17-1
Development Plan Modifications**

Modification	Zoning Code Section
Fence height adjustments (major)	Section XXX
Master Sign Programs that allow modified sign configurations and quantity	Section XXX
Parking reductions of 20%	Section XXX
Grading standards exceptions	Section XXX
Retaining wall heights	Section XXX
Height of graded slopes	Section XXX
Frontage Improvements Modification (sidewalk, curbs, and gutters)	Section XXX
Building Form Types modification – Uptown / Town Center Specific Plan	Section XXX
Setback modification to protect oak tree(s)	Section XXX
Height exceptions for architectural enhancements that do not include habitable space	Section XXX
Provide flexibility in minimum lot sizes, widths, and depths to result in a superior site design (e.g., to cluster lots to preserve natural resources) without exceeding maximum allowed <u>density</u> .	Section XXX
Building separation exceptions	Section XXX
Objective Design Standards for Multifamily and Mixed-Use Development exceptions	Chapter 21.50

3. The Development Review Committee, as the review authority for Site Plan Modifications, would be able to approve the following list of modifications. A full list of the modifications and the required findings is in Section 21.17.020 of the Draft Article 2 (See Attachment 2).

**Table 21.17-1
Site Plan Modifications**

Modification	Zoning Code Section
Fence height modifications (minor)	Section XXX
Signs – minor configuration changes	Section XXX
Parking	
Tandem spaces	Section XXX
2-5 vehicles associated with a Home Occupation	Section XXX
Driveways – width and slope exceptions	Section XXX
Grading – Retaining wall height increases not exceeding 2 vertical feet	Section XXX
Home Occupation Permits – minor exceptions	Section XXX
Minor Uptown / Town Center Specific Plan exceptions	
Building Forms types	Section XXX
Building Frontage types	Section XXX
Parking lot access and loading (not from alley)	Section XXX
Roof Material exceptions	Section XXX
Accessory storage sheds allowances – more than 2 per lot, (120 square feet area)	Section XXX
Detached Accessory Buildings in multi-family zones (more than 50% of gross floor area)	Section 21.37.060B

Article 4: Objective Design Standards

The Objective Design Standards (ODS) section within Article 4 is being established in response to changes within State law that require local governments to establish objective design standards to facilitate high-quality site planning and building design and to accelerate housing production through the clear communication of design objectives and efficient permitting processes. The development standards will apply to multi-family and mixed-use projects and includes standards for windows, roofs, wall plane variation, and exterior building materials, to name a few.

Most of the ODS section is new for the City of Paso Robles. Some of the standards being proposed were synthesized from language in the Multi-Family Residential Development Standards from the current Zoning Code (Chapter 21.16i). Since most of the City's existing standards were not objective, the intent was to establish clear objective standards. Depending on the number of units being proposed in a project, the minimum required articulation/design strategies vary. The full list of objective design standards are included in Attachment 3. Lastly, relief from a particular standard can be obtained through a modification, as part of the development review process.

Table 21.50. 050-1: Minimum Required Number of Articulation/Design Strategies by Project Type/Size

Project Type/Size	Minimum Required Strategies			
	Required Component s Tier 1	Wall Plane Tier 2	Fenestratio n Tier 3	Roofs Tier 4
Mixed-use with at least 1 residential unit	All	1*	3	2
1 unit	All	0	1	0
2-10 units	All	1*	2	1
11+ units	All	1*	3	2
* Note: Building façades facing the public right-of-way that are over one hundred (100) feet in length shall require a minimum of two articulation strategies chosen from the menu listed in Subsection 21.50.050(C) (2).				

Next Steps

The Planning Commission is asked to review the administrative draft Articles and give feedback to staff on what should be added, kept as proposed, modified, and/or removed altogether to help frame next steps with the update process.

Remaining sections of the Zoning Code still needing to be reviewed will be packaged into future sets and brought back to the Planning Commission to follow a similar public comment process. It is important to note that public participation will be ongoing throughout this process, and the public is invited to contact staff directly at any point outside of these study sessions.

Once administrative drafts have been reviewed for public comment and changes made, the final Zoning Code document will be brought before the Planning Commission for review and recommendation to Council for review for final adoption. Staff anticipates these final adoption hearings to take place in early 2024.

Fiscal Impact

None identified at this time. The expense associated with MIG’s work on this project was authorized through a separate, previous contract approval process.

CEQA

The City find that this action is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2) of the CEQA Guidelines, because the activity, which consists of discussion of amendments to the City’s Zoning Code, will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15060(c)(3), because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, since it has no potential for resulting in a direct or indirect physical change to the environment.

Recommendation (Option 2)

Provide direction to staff and consultant on any changes to the current draft of the Zoning Code update.

Attachments

1. Zoning Code Outline
2. Article 2
3. Article 4: Objective Design Standards

ADMIN DRAFT

	PC – New Draft for your review
	Work in Progress
	PC review complete

Section	Status
Article 1: Enactment, Applicability, and Enforcement	<ul style="list-style-type: none"> Admin Draft complete Staff review complete PC review complete (10/22) Next step (in progress): MIG to resolve final staff comments and prepare final draft
Chapter 21.01 – Purpose and Applicability of the Zoning Ordinance	
Chapter 21.02 – Interpretation of the Zoning Ordinance	
Chapter 21.03 – Zoning Districts	
Chapter 21.04 – Adopted Special Planned Developments	
Chapter 21.05 – Adopted Specific Plans	
Chapter 21.05 – Zoning Map	
Chapter 21.06 – Reserved	
Chapter 21.07 – Reserved	
Article 2: Code Administration and Permits	<ul style="list-style-type: none"> Admin Draft complete Staff review complete Second Admin Draft complete Staff resolve final comments Next step: Discuss with PC (draft attached)
Chapter 21.08 – Planning Authorities	
Chapter 21.09 – Application Processing Procedures	
Chapter 21.10 – Amendments to the Zoning Code, Zoning Map, and General Plan	
Chapter 21.11 – Special Planned Developments (SPD)	
Chapter 21.12 – Development Agreements	
Chapter 21.13 – Development Agreements Established	
Chapter 21.14 – Specific Plans	
Chapter 21.15 – Development Review	
Chapter 21.16 – Development Plans	
Chapter 21.17 – Site Plans	
Chapter 21.18 – Plot Plans	
Chapter 21.19 – Conditional Use Permits and Administrative Use Permits	
Chapter 21.20 – Temporary Use Permits	
Chapter 21.21 – Home Occupation Permits	
Chapter 21.22 – Variances	
Chapter 21.23 – Zoning Verification	
Chapter 21.24 – Permit Implementation, Extensions, Modifications, and Revocations	

Chapter 21.25 – Appeals and Calls for Review	
Chapter 21.26 – Public Hearings and Notice	
Chapter 21.27 – Reasonable Accommodations	
Chapter 21.28 – Reserved	
Chapter 21.29 – Reserved	
Chapter 21.30 – Reserved	
Chapter 21.31 – Reserved	
Chapter 21.32 – Reserved	
Article 3: Zoning Districts, Allowable Uses, and Development Standards	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.33 – Land Use Regulations in Zoning Districts	(Land Use Table for All Zones) <ul style="list-style-type: none"> Admin Draft complete Staff review complete PC review complete Next step: MIG to resolve final staff comments and prepare final draft
Chapter 21.34 – Residential Zones (R-A, R-1, R-2, R-3, R-3-O, R-4, R-5)	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.35 – Commercial, Industrial, and Airport Zones (OP, CP, C-1, C-2, C-3, RC, RL, M, PM, AP)	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.36 – Public, Parks, Open Space, and Agricultural Zones (AG, POS, OS, PF)	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.37 – Overlay Zones (HOS, HP, MU, OP, PD, L, SP)	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.38 – Reserved	
Chapter 21.39 – Reserved	
Chapter 21.40 – Reserved	
Article 4: Regulations and Standards Applicable to All Zones	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.41 – Rules of Measurement	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.42 – Accessory Structures	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.43 – Awnings, Canopies, and Patio Covers	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.44 – Fences, Walls, and Hedges	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.45 – Landscaping and Open Space	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.46 – Lighting and Illumination	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.47 – Mechanical Equipment and Screening	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.48 – Parking and Loading Regulations	<ul style="list-style-type: none"> Admin Draft Underway

Chapter 21.49 – Performance Standards	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.50 – Objective Design Standards for Mixed Use and Multi-Family Development	<ul style="list-style-type: none"> Admin Draft complete Staff review complete Second Admin Draft complete Staff resolve final comments Next step: Discuss with PC (draft attached)
Chapter 21.51 – Refuse and Recycling Areas	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.52 – Signs	<ul style="list-style-type: none"> Admin Draft Underway

	Comprehensive update consistent with Reed v. Town of Gilbert for content neutrality
Chapter 21.53 – Swimming Pools	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.54 – Reserved	
Chapter 21.55 – Reserved	
Chapter 21.56 – Reserved	
Chapter 21.57 – Reserved	
Article 5: Special Regulations	<ul style="list-style-type: none"> Admin Draft Underway
Chapter 21.58 – Accessory Dwelling Units	Drafted and adopted in 2022.
Chapter 21.59 – Adult Business Uses	No changes proposed.
Chapter 21.60 – Cannabis	No changes proposed.
Chapter 21.61 – Density Bonus	Draft underway to address State law changes.
Chapter 21.62 – Historic Preservation	Draft underway to simplify, reorganize, and clarify.
Chapter 21.63 – Murals	No changes proposed.
Chapter 21.64 – Short-Term Rentals	No changes proposed.
Chapter 21.65 – Wireless Communications Facilities	Updated in 2017.
Chapter 21.66 – Reserved	
Chapter 21.67 – Reserved	
Chapter 21.68 – Reserved	
Article 6: Standards for Specific Land Uses and Activities	<ul style="list-style-type: none"> Admin Draft complete Staff review complete PC review complete Next step: MIG to resolve final staff comments and prepare final draft
Chapter 21.69 – Standards for Specific Land Uses and Activities	
Chapter 21.70 – Reserved	
Chapter 21.71 – Reserved	
Chapter 21.72 – Reserved	
Chapter 21.73 – Reserved	

Article 7: Nonconformities	• Admin Draft Underway
Chapter 21.74 – General Nonconforming Provisions	
Chapter 21.75 – Nonconforming Lots	
Chapter 21.76 – Nonconforming Structures	
Chapter 21.77 – Nonconforming Uses	
Chapter 21.78 – Other Nonconforming Provisions	
Chapter 21.79 – Reserved	
Article 8: Environmental Hazards	• Admin Draft Underway
Chapter 21.80 – Floodplain Management	
Chapter 21.81 – Grading and Hillside Development	
Chapter 21.82 – Noise	
Chapter 21.83 – Surface Mining and Reclamation	
Chapter 21.84 – Reserved	
Chapter 21.85 – Reserved	
Chapter 21.86 – Reserved	
Chapter 21.87 – Reserved	
Chapter 21.88 – Reserved	
Chapter 21.89 – Reserved	
Article 9: Terms and Definitions	
Chapter 21.90 – Land Use Definitions	<ul style="list-style-type: none"> • Admin Draft complete • Staff review complete • PC review complete • Next step: MIG to resolve final staff comments and prepare final draft
Chapter 21.91 – General Definitions	• Admin Draft Underway
Chapter 21.92 – Maps and Diagrams	<ul style="list-style-type: none"> • Admin Draft Underway <p>Adopted Special Planned Developments maps located here)</p>

ARTICLE 2: CODE ADMINISTRATION AND PERMITS

Chapter 21.08.	Planning Authorities	2
Chapter 21.09.	Application Processing and Common Procedures	10
Chapter 21.10.	Amendments to the General Plan, Zoning Code, and Zoning Map	21
Chapter 21.11.	Special Planned Developments (SPD)	24
Chapter 21.12.	Development Agreements	27
Chapter 21.13.	Development Agreements Established	34
Chapter 21.14.	Specific Plans	35
Chapter 21.15.	Development Review	39
Chapter 21.16.	Development Plans	45
Chapter 21.17.	Site Plans	48
Chapter 21.18.	Plot Plans	50
Chapter 21.19.	Conditional Use Permits and Administrative Use Permits	51
Chapter 21.20.	Temporary Use Permits	54
Chapter 21.21.	Home Occupation Permits	58
Chapter 21.22.	Variances	62
Chapter 21.23.	Reserved	64
Chapter 21.24.	Entitlement Implementation, Extensions, Modifications, and Revocations	64
Chapter 21.25.	Appeals and Calls for Review	69
Chapter 21.26.	Public Hearings and Notice	71
Chapter 21.27.	Reasonable Accommodations	73
Chapter 21.28.	Reserved	75
Chapter 21.29.	Reserved	75
Chapter 21.30.	Reserved	75
Chapter 21.31.	Reserved	75

CHAPTER 21.08. PLANNING AUTHORITIES

21.08.010. PURPOSE AND APPLICABILITY

- A. **Purpose and Applicability.** This Chapter describes the authority and responsibilities of each review authority (City Council, Planning Commission, Development Review Committee, Zoning Administrator, and Community Development Director) in the administration of this Title 21, including review and action on permits and other approvals required by this Zoning Code.
- B. **Elevate Review.** In compliance with any discretionary approval, each review authority may defer action and refer the request to the next higher review authority for the final decision.

21.08.020. CITY COUNCIL

- A. **Review Authority on Specified Planning Matters.** The City Council shall be the review authority for all legislative actions and shall make final decisions as indicated in Table 21.08-1 (Review Authority) and as follows, including action on related California Environmental Quality Act (CEQA) environmental documents, following a public hearing and recommended action by the Planning Commission:
 - 1. **Development Agreements.** Consider and adopt, reject, or modify Development Agreements pursuant to Chapter 21.12 (Development Agreements).
 - 2. **General Plan and Zoning Text/Map Amendments.** Consider and adopt, reject, or modify proposed amendments to the General Plan (map or text), Zoning Code, and Zoning Map pursuant to Chapter 21.10 (Amendments to the Zoning Code, Zoning Map, and General Plan).
 - 3. **Specific Plans and Amendments.** Consider and adopt, reject, or modify specific plans or amendments to specific plans (and related Master Development Plans, as applicable) pursuant to Chapter 21.14 (Specific Plans).
 - 4. **Historic Preservation.** Consider and adopt, reject, or modify the Historic Resources Inventory and Historic Preservation Districts pursuant to Chapter 21.62 (Historic Preservation).
 - 5. **Historic Certificate of Appropriateness for Landmark Properties.** Consider and adopt, reject, or modify applications for proposed modifications to a building, structure, object, or site on a State or Federal historic registry, or State historic resources inventory (with a California Historic Resource Status Code of 1-5) pursuant to Chapter 21.62 (Historic Preservation).
 - 6. **Demolition of Historic Resources.** Review and approve, conditionally approve, or deny applications for the demolition of historic resources pursuant to Chapter 21.62 (Historic Preservation).
 - 7. **Special Planned Developments.** Review and approve, conditionally approve, or deny applications for Special Planned Developments (and related Master Development Plans, as applicable) pursuant to Chapter 21.11 (Special Planned Developments).
 - 8. **Development Plans Including Modifications for Height (Habitable Space).** Review and approve, conditionally approve, or deny applications for Development Plans pursuant to Section 21.16.020 (Development Plan Modifications) that include habitable space above maximum height limits.
 - 9. **Oak Tree Removals.** Review and approve, conditionally approve, or deny applications for oak tree removal permits for 10 or more oak trees pursuant to Chapter 10.01 (Oak Tree Preservation).

10. **Subdivisions.** Review and approve, conditionally approve, or deny applications for Final Maps pursuant to Title 22 (Subdivisions).
11. **Street Abandonments.** Review and approve, conditionally approve, or deny applications for street abandonments, consistent with Streets and Highways Code 8300-8363.
- B. **Appeals.** The City Council shall hear and decide appeals of Planning Commission decisions pursuant to Chapter 21.25 (Appeals and Calls for Review).
- C. **Imposition of Conditions.** In making decisions on applications, the City Council may impose conditions as necessary to make required findings to implement the General Plan, any applicable specific plans, and the Municipal Code standards that apply to development, and to further the public health, safety, and general welfare of the community.

21.08.030. PLANNING COMMISSION

- A. **Establishment.** The Planning Commission shall be established as set forth in Chapter 2.20 (Planning Commission) of the Municipal Code.
- B. **General Duties and Functions.** The Planning Commission shall perform the duties and have all of the rights, powers, and privileges specified and provided for in the Municipal Code or by State law. The functions of the Planning Commission, while not inclusive, shall be to formulate and recommend policies and standards for development of land uses and to perform authorized duties related to development review and as indicated in Subsection C. below.
- C. **Review Authority on Specified Planning Matters.** Except when combined with legislative actions or other specified City Council matters, the Planning Commission shall be the review authority and make final decisions, including action on related California Environmental Quality Act (CEQA) environmental documents, for the quasi-judicial permits and actions as indicated in Table 21.08-1 (Review Authority) and this Section, following a public hearing in compliance with Chapter 21.26 (Public Hearings and Notices).
 1. **Conditional Use Permits.** Review and approve, conditionally approve, or deny applications for Conditional Use Permits pursuant to Chapter 21.19 (Conditional Permits and Administrative Use Permits).
 2. **Development Plans.** Review and approve, conditionally approve, or deny applications for Development Plans pursuant to Chapter 21.16 (Development Plans).
 3. **Development Plan Modifications.** Review and approve, conditionally approve, or deny applications for modifications associated with Development Plans pursuant to Section 21.16.020 (Development Plan Modifications), except those under City Council purview per Section 21.16.020C (Allowed Modifications by City Council).
 4. **Site Plans Subject to CEQA.** Review and approve, conditionally approve, or deny applications for a Site Plan (Chapter 21.17) when a project is not exempt from CEQA.
 5. **Historic Certificate of Appropriateness for Local Historic Resources.** Consider and adopt, reject, or modify applications for proposed modifications to a building, structure, object, or site listed on the Paso Robles Historic Resources Inventory pursuant to Chapter 21.62 (Historic Preservation).
 6. **Variances.** Review and approve, conditionally approve, or deny applications for Variances pursuant to Chapter 21.22 (Variances).

7. **Oak Tree Removals.** Review and approve, conditionally approve, or deny applications for oak tree removal permits for between two and nine oak trees pursuant to Chapter 10.01 (Oak Tree Preservation).
 8. **Subdivisions.** Review and approve, conditionally approve, or deny applications for Tentative Tract Maps and Tentative Parcel Maps pursuant to Title 22 (Subdivisions).
 9. **Permit Revocation.** Hear and decide proposals to revoke land use and development permits pursuant to Section 21.24.050 (Revocation and Suspension) and Section 21.24.060 (Revocation and Abandonment).
 10. **Recommendations.** Make recommendations to the City Council on final legislative decisions including development agreements and amendments, General Plan amendments, specific plans and amendments, Zoning Code amendments, Zoning Map amendments, related CEQA environmental documents, street abandonments, and other applicable policy or regulatory matters related to the City's planning process.
 11. **Annual Review and Legislative Recommendations.** Annually review progress towards implementation of the General Plan prior to City Council review, annually review the capital improvement program of the City for consistencies with the General Plan, and from time to time make recommendations to the City Council based on any new legislation, development trends, or changing economic, social, and environmental conditions.
- D. **Appeals.**
1. The Planning Commission shall hear and decide appeals of the Development Review Committee, Zoning Administrator, and Director decisions pursuant to Chapter 21.25 (Appeals and Calls for Review).
 2. Decisions by the Planning Commission may be appealed to the City Council in compliance with Chapter 21.25 (Appeals and Calls for Review).
- E. **Imposition of Conditions.** In making decisions on applications, the Planning Commission may impose conditions as necessary to make required findings to implement the General Plan, any applicable specific plans, the Municipal Code standards that apply to development, and to further the public health, safety, and general welfare of the community.

21.08.040. DEVELOPMENT REVIEW COMMITTEE

- A. **Establishment.** The Development Review Committee (DRC) shall be established to review the site, architectural, and landscaping design of new development and improvements of development applications, provide applicants with appropriate design comments, and make recommendations to the Planning Commission to implement the General Plan.
- B. **Composition.** The DRC shall be composed of three members of the Planning Commission; the Director shall establish a rotating schedule for all Commissioners to serve equal time on the DRC throughout each calendar year.
- C. **Meetings.** The DRC shall hold regularly scheduled meetings open to the public at dates, times, and places determined and posted by the Director.
- D. **Review Authority on Specified Planning Matters.** Except when combined with legislative actions, the DRC shall be the review authority and make final decisions as indicated in Table 21.08-1 (Review Authority) and this Section:

1. **Development Plans.** Review and approve, conditionally approve, or deny applications for Development Plans associated with Special Planned Developments if a Master Development Plan was previously prepared in conjunction with the Special Planned Development and construction plans are consistent with the Master Development Plan pursuant to Chapter 21.11 (Special Planned Developments).
 2. **Site Plans.** Review and approve, conditionally approve, or deny applications for Site Plans pursuant to Chapter 21.17 (Site Plans).
 3. **Site Plan Modifications.** Review and approve, conditionally approve, or deny applications for modifications associated with Site Plans pursuant to Section 21.17.020 (Site Plan Modifications).
 4. **Sign Permits.** Review and approve, conditionally approve, or deny applications for Sign Permits pursuant to Chapter 21.52 (Sign Permits), except those signs reviewed by the Zoning Administrator pursuant to Section 21.08.050.C.8 (Sign Permits).
 5. **Oak Tree Removals.** Review and approve, conditionally approve, or deny applications for oak tree removal permits for a single oak tree pursuant to Chapter 10.01 (Oak Tree Preservation).
 6. **Other.** Perform other responsibilities assigned by the City Council, Planning Commission, City Manager or Director.
- E. **Appeals.** Decisions by the DRC may be appealed to the Planning Commission in compliance with Chapter 21.25 (Appeals and Calls for Review).
- F. **Imposition of Conditions.** In making decisions on applications, the DRC may impose conditions as necessary to make required findings to implement the General Plan, any applicable specific plans, and the Municipal Code standards that apply to development, and to further the public health, safety, and general welfare of the community.

21.08.050. ZONING ADMINISTRATOR

- A. **Establishment.** The Office of Zoning Administrator is created pursuant to Section 65900 of the California Government Code. The purpose of the zoning administration process is to enable routine applications to be acted upon in a less costly, more expeditious manner while still providing full notification of and participation in the zoning review process.
- B. **Appointment and Delegation.** The Zoning Administrator shall be either be the Community Development Director or, as delegated, another employee of the City. When the Zoning Administrator is other than the Community Development Director, that person shall be directly responsible to the Community Development Director while acting in the capacity of Zoning Administrator. The Zoning Administrator may delegate his/her responsibilities to Department staff under the supervision of the Director, including the ability to approve or deny applications.
- C. **Review Authority on Specified Planning Matters.** The Zoning Administrator shall be the review authority and make final decisions, including action on related California Environmental Quality Act (CEQA) environmental documents for the permits and actions as indicated in Table 21.08-1 (Review Authority) and this Section:
1. **Administrative Use Permits.** Review and approve, conditionally approve, or deny applications for Administrative Use Permits pursuant to Chapter 21.19 (Conditional Use Permits and Administrative Use Permits) pursuant to Section 21.19.040.B (Administrative Use Permits).

2. **Business Licenses.** Review all new business license applications received by the City under Title 5 of the Municipal Code. Application review shall include a review of the location of business as related to the Zoning Code. If the review finds the application conforms to the existing zoning regulations, the Zoning Administrator shall sign the application for processing. If the Zoning Administrator finds the application to be in violation of any section of Title 21, the Zoning Administrator shall inform the applicant of the potential violation and remedies, if any, under this Title.
 3. **CEQA Determinations.** The Zoning Administrator shall be the review authority and make final decisions on California Environmental Quality Act (CEQA) environmental documents for projects not requiring a public hearing as permitted by the Paso Robles CEQA Guidelines.
 4. **Historic Certificate of No Effect.** Review and approve, conditionally approve, or deny applications for Historic Certificates of No Effect pursuant to Chapter 21.62 (Historic Preservation).
 5. **Home Occupation Permits.** Review and approve, conditionally approve, or deny applications for Home Occupation Permits pursuant to Chapter 21.21 (Home Occupation Permits).
 6. **Plot Plans.** Review and approve, conditionally approve, or deny applications for Plot Plans pursuant to Chapter 21.18 (Plot Plans).
 7. **Reasonable Accommodations.** Review and approve, conditionally approve, or deny applications for Reasonable Accommodations pursuant to Chapter 21.27 (Reasonable Accommodations).
 8. **Short-Term Rental Permit.** Review and approve, conditionally approve, or deny applications for Short-Term Rental Permits pursuant to Section 21.64.030 (Short-Term Rental Permits).
 9. **Sign Permits.** Review and approve, conditionally approve, or deny applications for Sign Permits for signs covered under an existing Sign Program and not visible from the public right-of-way and other public vantage points pursuant to Chapter 21.52(Signs).
 10. **Subdivisions.** Review and approve, conditionally approve, or deny applications for Lot Line Adjustments and Lot Mergers. See Title 22 (Subdivisions).
 11. **Temporary Use Permits.** Review and approve, conditionally approve, or deny applications for Temporary Uses pursuant to Chapter 21.20 (Temporary Use Permits).
 12. **Other.** Perform other responsibilities that involve a public hearing as assigned by the City Council, Planning Commission, City Manager, or Community Development Director.
- D. **Appeals.** Decisions by the Zoning Administrator may be appealed in compliance with Chapter 21.25 (Appeals and Calls for Review). Decisions on Plot Plans (Chapter 21.18) and Sign Permits (Chapter 21.52) may be appealed to the Development Review Committee. All other decisions may be appealed to the Planning Commission.
- E. **Imposition of Conditions.** In making decisions on applications, the Zoning Administrator may impose conditions as necessary to make required findings to implement the General Plan, any applicable specific plans, and the Municipal Code standards that apply to development, and to further the public health, safety, and general welfare of the community.

21.08.060. COMMUNITY DEVELOPMENT DIRECTOR

- A. **Appointment.** The Community Development Director, referred to in this Zoning Code as the Director, shall be appointed by the City Manager.

- B. **General Authority.** The Director shall be responsible for performing all of the functions designated by State law and this Title and shall perform other responsibilities directed by the City Council, Planning Commission, or City Manager.
- C. **Administration and Interpretations.** The Director shall be responsible for the administration of the regulations and provisions of this Title 21 (Zoning Code), including interpretations and determination on the meaning or applicability of the regulations contained in this Zoning Code that are believed to be in error or are unclear, as outlined in Chapter 21.02 (Interpretation of the Zoning Code).
- D. **Adoption of Procedures.** The Director shall be responsible for the establishment and, from time-to-time amendment, subject to the approval of the Planning Commission, of rules and procedures necessary to process, review, notify, and make findings and a determination of the items set forth in this Title.
- E. **Delegation and Supervision.** The Director may delegate the responsibilities of the Director to Department staff under the supervision of the Director.
- F. **Appeals.** Decisions by the Director may be appealed to the Planning Commission in compliance with Chapter 21.25 (Appeals and Calls for Review).

21.08.070. PERMIT REVIEW AUTHORITY SUMMARY

Table 21.08-1 (Review Authority) identifies the review authority responsible for reviewing and making decisions on each type of application required by this Zoning Code.

Table 21.08-1: Review Authority

Type of Action	Applicable Code Section	Review Authority			
		Director/Zoning Administrator	DRC	Planning Commission	City Council
Legislative Actions					
General Plan Amendment	21.10	Review	--	Recommend	Decision
Zoning Map Amendment	21.10	Review	--	Recommend	Decision
Zoning Code Amendment	21.10	Review	--	Recommend	Decision
Special Planned Development and Master Development Plan	21.11	Review	Recommend	Recommend	Decision
Development Agreement	21.20	City Manager Review	--	Recommend	Decision
Specific Plan and Specific Plan Amendment	21.14	Review	Recommend	Recommend	Decision
Planning Permits and Approvals: Quasi-Judicial and Administrative/Ministerial Actions					
Development Review					
Development Plan	21.16.010	Review	Recommend	Decision	Appeal
Development Plan Modifications	21.16.020	Review	Recommend	Decision	Appeal
Development Plan Modifications - Height (Habitable Space)	21.16.020	Review	Recommend	Recommend	Decision
Site Plan	21.17.010	Review	Decision	Appeal	Appeal
Site Plan Modifications	21.17.020	Review	Decision	Appeal	Appeal
Plot Plan	21.18	Decision	Appeal	Appeal	Appeal
Variance	21.22	Review	Recommend	Decision	Appeal
Use Permits					
Administrative Use Permit	21.19	Decision	--	Appeal	Appeal
Conditional Use Permit	21.19	Review	Recommend	Decision	Appeal
Temporary Use Permit	21.20	Decision	--	Appeal	Appeal
Other Permits					
Home Occupation Permit	21.21	Decision	--	Appeal	Appeal
Reasonable Accommodation	21.27	Decision	--	Appeal	Appeal
Historic Resources					
Designate Local Historical Resources	21.62	Review	Recommend	Recommend	Decision
Historic Certificate of Appropriateness for Historic Landmarks	21.62	Review	Recommend	Recommend	Decision
Historic Certificate of Appropriateness for Local Historic Resources	21.62	Review	Recommend	Decision	Appeal

Table 21.08-1: Review Authority

Type of Action	Applicable Code Section	Review Authority			
		Director/Zoning Administrator	DRC	Planning Commission	City Council
Historic Certificate of No Effect	21.62	Decision	--	Appeal	Appeal
Demolition of Historic Resources	21.62	Review	Recommend	Recommend	Decision
<i>Oak Tree Removal</i>					
Oak Tree Removal Permit (1 Tree)	10.01.030	Review	Decision	Appeal	Appeal
Oak Tree Removal Permit (2-9 Tree)	10.01.030	Review	--	Decision	Appeal
Oak Tree Removal Permit (10+ Tree)	10.01.030	Review	--	Recommend	Decision
Short-term Rental Permit	21.64	Decision	--	Appeal	Appeal
Sign Permit	21.52	Review	Decision	Appeal	Appeal
Sign Permits under a Sign Program or not visible from PROW	21.52	Decision	Appeal	Appeal	Appeal
<i>Subdivisions</i>					
Tentative Tract Maps and Tentative Parcel Maps	Title 22	Review	Recommend	Decision	Appeal
Final Maps	Title 22	Review	Recommend	Recommend	Decision
Lot Line Adjustments	Title 22	Decision	--	Appeal	Appeal
Street Abandonments	21.08.020.A	Review	--	Recommend	Decision

Notes:

- (1) "Recommend" means that the review authority makes a recommendation to a higher decision making body; "Decision" means that the review authority makes the final decision on the matter; and "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision making body, in compliance with Chapter 21.25 (Appeals and Calls for Review).
- (2) See Section 21.15.080 (Post Decision Procedures) regarding DRC review of certain Development Plan and Site Plan details for final approval.
- (3) For any discretionary action or permit, the review authority may defer action and refer the request to the next higher review authority for the final decision in compliance.

21.08.080. ADDITIONAL PERMITS MAY BE REQUIRED

A land use on property that complies with the permit requirement or exemption provisions of this Zoning Code shall also comply with the permit requirements of other Municipal Code provisions and any permit requirements of other agencies before construction or use of the property is commenced. All necessary permits shall be obtained before starting work or establishing a new use. Nothing in this Zoning Code shall eliminate the need to obtain any permits required by any other Municipal Code provisions or any applicable county, regional, State, or Federal regulations.

21.08.090. NONCOMPLYING PERMITS

The Building Official shall not issue any building permit for the construction of any building, structure, facility, or alteration, the construction of which or the proposed use of which would constitute a violation of this Title.

CHAPTER 21.09. APPLICATION PROCESSING AND COMMON PROCEDURES

21.09.010. PURPOSE AND APPLICABILITY

- A. **Procedures.** This Chapter establishes uniform procedures and requirements for the preparation, filing, and initial processing of land use and development permits and approvals provided for in this Title, unless superseded by a specific requirement of this Title or State law.
- B. **Failure to Follow Requirements.** Failure to follow the procedural requirements shall not invalidate City actions taken in the absence of a clear showing of intent not to comply with this Zoning Code.

21.09.020. MULTIPLE PERMIT APPLICATIONS

- A. **Concurrent Filing.** An applicant for a development project that requires the filing of more than one application pursuant to this Zoning Code shall file all related applications concurrently, together with all application fees required by Section 21.09.030 (Application and Other Related Fees), unless these requirements are waived by the Director.
- B. **Concurrent Processing.** Multiple applications for the same project shall be processed concurrently and shall be reviewed—and approved or denied—by the highest review authority designated by this Zoning Code for any of the applications. For example, a project for which applications for Zoning Map Amendment and a Conditional Use Permit are filed shall have both applications decided by the City Council, instead of the Planning Commission being the final decision-making authority for the Conditional Use Permit as otherwise required by Table 21.08-1 (Review Authority). In the example cited, the Planning Commission would still hear all the applications (the Zoning Map Amendment and the Conditional Use Permit) and forward recommendations to the City Council.

21.09.030. APPLICATION PREPARATION AND FILING

- A. **Application Contents.** Applications for amendments, entitlements, and other matters pertaining to this Zoning Code shall be filed with the Community Development Department in the following manner:
 - 1. The application shall be made on forms furnished by the Department.
 - 2. The necessary fees shall be paid in compliance with the City's fee resolution.

3. The application shall be accompanied by the information identified in the Department handout for the particular application. The requested information may include exhibits, maps, materials, plans, reports, and other information required by the Department that describe clearly and accurately the proposed work, its potential environmental impact, and its effect on the terrain, existing improvements, and the surrounding neighborhood.
- B. **Incomplete Applications.** The Zoning Administrator may reject any application that does not supply the required information or is incomplete.
- C. **Application Content.** The accuracy of all information, maps, and lists submitted shall be the responsibility of the applicant.
- D. **Status of Application.** Acceptance of the application does not constitute an indication of approval by the City nor of the application being deemed complete. If an applicant fails to provide all of the information required in the application or any additional information required in support of the application, the application will not be deemed complete.
- E. **Pre-Application Conference and Concept Plan Presentation for Legislative Actions.**
 1. A prospective applicant for legislative actions (e.g., Zoning Amendments, Specific Plans, and General Plan Amendments) shall request a pre-application conference with the Zoning Administrator or designee before completing and filing a permit application required by this Zoning Code, followed by a presentation of a concept plan to the City Council.
 2. The purpose of a pre-application conference and concept plan presentation is generally to review the conceptual project with the City Council and receive preliminary feedback to inform the project application.
 3. Neither the pre-application conference nor feedback provided by the City Council on the concept plan shall be construed as either a recommendation for approval or denial of the application or project.
 4. An applicant is encouraged to perform an early-stage outreach with residents and property owners to address and, if possible, resolve any concerns that interested persons may have regarding potential impacts of proposed project on surrounding neighborhoods and properties.
 5. A pre-application conference/concept plan submittal does not establish the date for determining a preliminary application to be complete for the purposes of implementing the provisions of California Government Code Section 65589.5 (see Section 21.09.080) or Section 65913.4 (see Section 21.09.090).

21.09.040. APPLICATION AND OTHER RELATED FEES

- A. **Filing Fees Required.**
 1. The City Council shall, by resolution, establish a schedule of fees for amendments, entitlements, and other matters pertaining to this Zoning Code. The schedule of fees may be changed or modified only by resolution of the City Council.
 2. The City's processing fees shall be cumulative. For example, if an application for Design Review also involves a Variance, both fees shall be charged.
 3. Processing shall not commence on an application until required fees have been paid. Without the application fee, the application shall not be deemed complete.

B. Refunds and Withdrawals.

1. Recognizing that filing fees are utilized to cover City costs of public hearings, mailing, posting, transcripts, and staff time involved in processing applications, refunds due to a disapproval are not allowed, unless associated with an unused portion of a deposit.
2. In the case of a withdrawal, the Zoning Administrator may authorize a partial refund based upon the pro-rated costs to date and determination of the status of the application at the time of withdrawal. The City Council may establish a refund schedule in the City's fee resolution.

21.09.050. ELIGIBLE APPLICANTS

- A. **Owner or Authorized Agent.** An application may only be filed by the owner of the subject property or a lessee or authorized agent of the property owner with the written consent of the property owner. With the Zoning Administrator's approval, a lessee with the exclusive right to use the property for a specified use may file an application related to that use.
- B. **Signature Required.** The application shall be signed by the owner of record or may be signed by the lessee or by authorized agent of the property owner if written authorization from the owner of record is filed concurrently with the application.

21.09.060. INITIAL APPLICATION REVIEW

- A. **Determination of Completeness.** Within the timelines prescribed by law, the Zoning Administrator shall review each application for completeness and accuracy before it is accepted as being complete. The Zoning Administrator's determination of completeness shall be based on the Community Development Department's list of required application contents and any additional written instructions provided to the applicant in any preliminary review and/or during the initial application review period. The provisions of California Governmental Code Section 65589.5(o) shall apply until such time such section is no longer law.
 1. **Notification of Applicant.** As required by California Government Code Section 65943, within 30 calendar days of application filing, the applicant shall be informed, in writing, either that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in the Zoning Administrator's letter, shall be provided. This requirement shall not apply to any legislative actions.
 2. **Processing Schedule Upon Completeness.** Upon being deemed complete, application processing shall begin and the applicant shall be sent a processing schedule with tentative dates for referrals, environmental review, and decision on the application.
 3. **Submittal of Additional Information.**
 - a. When the Zoning Administrator determines that an application is incomplete, the time used by the applicant to submit the required additional information shall not be considered part of the time within which the determination of completeness shall occur.
 - b. The additional specified information shall be submitted in writing (preferably electronic/digital material), as required by the Zoning Administrator, rather than verbally.

- c. The Zoning Administrator's review of any information resubmitted by the applicant shall be accomplished in compliance with subparagraph A.1 above, along with another 30-day period of review for completeness for each resubmittal necessary.
4. **Application Available for Public Review.** After an application has been accepted as complete, in compliance with the Freedom of Information Act, the City may, if requested, make the application available for public review.
5. **Environmental Information.** Upon review of an initial application or after an application has been accepted as complete, the Zoning Administrator may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.
6. **Expiration of Application.** If an applicant fails to provide the additional information specified in the Zoning Administrator letter within 90 days following the date of the letter, the application shall expire and be deemed abandoned consistent with Section 21.09.100 (Administrative File Close-Out Program), unless an extension is approved by the Zoning Administrator for good cause shown. After the expiration of an application, future City consideration shall require the submittal of a new, complete application and associated filing fees.
- B. **Referral of Application.** At the discretion of the Zoning Administrator, or where otherwise required by this Zoning Code or State or Federal law, an application may be referred to any public agency that may be affected by or have an interest in the proposed project.
- C. **Multi-unit Residential and Mixed-Use Developments.** Housing development projects as defined by Government Code Section 65589.5(h)(2) and housing development projects applying for approval under Government Code Section 65913.4 shall be subject to streamlining procedures outlined in Sections 21.09.080 and 21.09.090, respectively.
- D. **Wireless Communications Facilities.** The review for completeness and the processing of wireless communications facilities applications shall comply with applicable Federal Communication Commission regulations.
- E. **Project Review Procedures.** No permit shall be issued in any case mentioned in this Title until such drawings and sketches have been approved by the appropriate review authority; and all buildings, structures, and grounds shall be constructed and installed in accordance with the approved drawings and sketches.
 1. **Investigation of Facts.** Following receipt of a completed application, the Zoning Administrator shall investigate the facts necessary for action consistent with the purpose of this Title.
 2. **Inspection of Premises.**
 - a. **Pre-inspections.** The property owner or authorized agent shall give the Zoning Administrator access to the premises subject to the application to make an inspection(s) to confirm the statements contained in the application and accompanying graphic materials and to make a judgment as to its suitability for the proposed use or development.
 - b. **Post-inspections.** Following application approval, the property owner or authorized agent shall give the Zoning Administrator access to the subject premises to confirm compliance with this Zoning Code and all conditions of permit approval.

3. **Staff Report Preparation.** For those application approvals requiring a public hearing, a staff report shall be prepared describing the conclusions about the proposed land use and development as to its compliance and consistency with the provisions of the Zoning Code, other applicable provisions of the Municipal Code, and the actions, goals, objectives, and policies of the General Plan.

21.09.070. ENVIRONMENTAL REVIEW

- A. **CEQA Review.** Within 30 days of acceptance of a complete application, the project shall be reviewed in compliance with the California Environmental Quality Act (CEQA) to determine whether:
 1. The proposed project is not a "project" as defined by CEQA;
 2. The proposed project is exempt from the requirements of CEQA;
 3. A Negative Declaration or Mitigated Negative Declaration may be issued; or
 4. An Environmental Impact Report (EIR) and related documents shall be required.
- B. **Compliance with CEQA.** These determinations and, where required, the preparation of appropriate environmental documents, shall be in compliance with CEQA and the City's CEQA guidelines.
- C. **Special Studies Required.** One or more special studies, paid for in advance by the applicant, may be required to complete the City's CEQA compliance review. These studies shall become public documents and neither the applicant nor any consultant who prepared the studies shall assert any rights to prevent or limit the documents' availability to the public.
- D. **Review Authority.** The review authority of any required CEQA document shall be the same as the review authority for the applicable permit or action, except:
 1. The review authority may defer action and refer the request to the next higher review authority for the final decision, in which case the next higher review authority shall act on both the request and the CEQA document; and
 2. The DRC shall defer action to the Planning Commission on projects that are subject to CEQA and no statutory or categorical exemptions apply.

21.09.080. HOUSING ACCOUNTABILITY ACT STREAMLINED REVIEW

- A. **Applicability.** This Section applies to housing development projects as defined by Government Code Section 65589.5(h)(2).
- B. **Conflicting provisions.** This Section provides additional procedures that shall be followed for applicable projects. If conflicts occur between other procedures in Title 21 and the procedures of this Section, this Section shall control. Terms defined in Government Code Section 65589.5 shall apply to this Section and shall control in the event of a conflict between definitions in this Section and definitions in Government Code Section 65589.5.
- C. **Application Filing.**
 1. **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code Section 65941.1.

- a. A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.
 - b. Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.
 2. **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the City with the required fee.
- D. **Completeness Review.**
1. **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the City shall request the missing information from the applicant.
 2. **Full Application.**
 - a. Once a full application is submitted, the City shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code Section 65943. Only information requested in the City's application forms can be requested. If the City does not provide written notification within this time frame, the application shall be deemed complete. The City shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.
 - b. If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 180 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this time frame, the preliminary application shall expire and have no further force or effect.
 - c. If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the City Council. The City shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. The initial appeal may be to the Planning Commission, but in that case the City Council shall still make a decision within 60 days. If the decision on the appeal is not made within this time frame, the application shall be deemed complete.
- E. **Compliance Review.**
1. **Scope of Review.**
 - a. **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:

- (1) A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.
- (2) A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.
- (3) Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.
- (4) The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code Section 65589.5(o)(1)(D)).
- (5) The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.

- b. **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.

2. **Review Time Frames.**

- a. Applications for a housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.
- b. Applications for a housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

3. **Compliance Determination.**

- a. The City shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.
- b. A housing development is considered in compliance with Chapter 21.50 (Objective Design Standards for Multifamily and Mixed-use Developments), and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.

4. **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the City shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code Section 65905.5. Meetings required by CEQA are exempt from the limit.

F. Findings and Decision.

1. Findings.
 - a. If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the City may only deny the housing development or conditionally approve the housing development at a lower density if the City makes written findings supported by a preponderance of the evidence in the record that:
 - (1) The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and
 - (2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.
 - b. If the housing development includes 20 percent of units affordable to very low- or low-income households, 100 percent of units affordable to moderate- or middle-income households, an emergency shelter, or farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, the City shall approve the housing development unless the City makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code Section 65589.5(d).
2. **Decision Time Frames.** The City shall approve or deny the housing development within the following applicable period:
 - a. 90 days from Environmental Impact Report certification;
 - b. 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code Section 65950(a)(3);
 - c. 60 days from adoption of a Negative Declaration; or
 - d. 60 days from determination of CEQA exemption.

- G. **Post-Decision Procedures.** Post-decision procedures for the required permit (full application) shall be followed provided those procedures do not conflict with applicable Government Code sections for housing developments (i.e., Housing Accountability Act, Government Code Section 65589.5).

21.09.090. PROCEDURES FOR APPLICATIONS FILED UNDER GOVERNMENT CODE SECTION 65913.4 (SB 35)

A. Applicability.

1. This Section applies to housing development projects applying for approval under Government Code Section 65913.4.
2. This Section shall remain in effect for the same period as Senate Bill 35 provisions contained in Government Code Section 65913.4. Unless Senate Bill 35 provisions are extended by the State Legislature, this Section shall remain in effect only until January 1, 2026, and as of that date is repealed.
3. The California Environmental Quality Act (CEQA) does not apply to projects eligible under Government Code Section 65913.4.

B. Definitions. Terms defined in Government Code Section 65913.4 shall apply to this Section and shall control in the event of a conflict between definitions in this Section and definitions in Government Code Section 65913.4.

C. Application Filing.

1. **Preliminary Application Filing.** An applicant shall file a notice of intent to submit an application in conformance with this Section in the form of a preliminary application consistent with Government Code Section 65941.1.
 - a. Form. A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.
 - b. Timeline. Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application, provided scoping consultation has concluded consistent with Paragraph C.2 (Scoping Consultation).
2. **Scoping Consultation.**
 - a. Upon receipt of the preliminary application, the City shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The City shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code Section 65913.4(b).
 - b. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the City shall commence scoping consultation within 30 days of receiving that response.
 - c. Scoping consultation shall be conducted consistent with Government Code Section 65913.4(b). If, after scoping consultation is concluded, a development is not eligible for streamlining in accordance with this Section, the City shall provide written documentation as required by Government Code Section 65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

3. **Full Application.** If the development remains eligible to apply under this Section after scoping consultation consistent with Government Code Section 65913.4(b) has concluded, an applicant may file a full application on a form provided by the City with the required fee.
- D. **Completeness Review.** The City shall review an application for compliance consistent with Subsection E below (Compliance Review); there shall be no separate or additional time frame for completeness review. Only the items necessary to determine compliance with the provisions contained in Government Code Section 65913.4(a) shall be required.
- E. **Compliance Review.**
 1. **Scope of Review.** The review authority's scope of review is limited to all of the provisions contained in Government Code Section 65913.4(a) and the objective standards in effect at the time of preliminary application submittal.
 2. **Review Time Frames and Review Authority.**
 - a. **Consistency Review.** The Zoning Administrator shall determine if the application complies with all of the provisions contained in Government Code Section 65913.4(a) and applicable objective standards within the following time frames:
 - (1) Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.
 - (2) Within 90 calendar days of application submittal for applications that include 151 or more housing units.
 - b. **Design Review or Public Oversight.** Any design review or public oversight (i.e., Design Review Committee and/or Planning Commission review) to determine if the application complies with all of the provisions contained in Government Code Section 65913.4(a) and applicable objective standards shall occur within the following time frames:
 - (1) Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.
 - (2) Within 180 calendar days of application submittal for applications that include 151 or more housing units.
 3. **Compliance Determination.**
 - a. **Compliant Application.** If the application complies with all of the provisions contained in Government Code Section 65913.4(a) and all applicable objective standards, the City shall complete any design review or public oversight and any subdivision approval within the time frames listed in this Subsection E (Compliance Review). Only objective design and subdivision standards may be applied. See Subsection F below (Decision on Project).
 - b. **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code Section 65913.4(a) and all applicable objective standards, the review authority shall make the following determination:
 - (1) If the application does not comply with all of the provisions contained in Government Code Section 65913.4(a) and all applicable objective standards, the review authority shall provide the applicant with written documentation of which

standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.

- (2) **Resubmitted Application.** If the project was found to be non-compliant, the applicant may resubmit the application for Senate Bill 35 streamlining, and the City shall review it for compliance with all of the provisions contained in Government Code Section 65913.4(a) and all applicable objective standards subject to the same timelines in this Section.
- (3) **Project Ineligible.** If the project is ineligible for Senate Bill 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

F. **Decision on Project.**

1. **Project Approval and Findings.** The review authority shall approve the application if the review authority finds that the proposed development is compliant with all of the provisions contained in Government Code Section 65913.4(a) and all applicable objective standards, including objective subdivision standards.
2. **Conditions of Approval.** The review authority may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the city.

G. **Post-decision Procedures.**

1. **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this Section, and that public improvement is located on land owned by the City, the review authority shall process any approvals needed as required by Government Code Section 65913.4(h)(3).
2. **Post-Approval Modifications.**
 - a. **Post-Approval Modification Request.** An applicant may request a modification to an approved development if that request is made prior to the issuance of the final building permit.
 - b. **Applicability of Objective Standards to Project Changes.** The review authority shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:
 - (1) The total number of residential units or total square footage of construction changes by 15 percent or more; or
 - (2) The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health or safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.

- c. **Post-Approval Project Change Review Timeframe and Decision.** The review authority shall determine if the project change is consistent with objective standards and issue a decision on the applicant's project change request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.
- 3. **Expiration.** An application approved consistent with this Section shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code Section 65913.4(f).
- 4. **Extension.** At the discretion of the review authority, a one-year extension may be granted consistent with Government Code Section 65913.4(f)(3).

21.09.100. ADMINISTRATIVE FILE CLOSE-OUT PROGRAM

- A. **Timeframe.** Any development application that has been found to be inactive (defined as no written correspondence or plan submittal) for a time period of 90 days or more will be subject to the administrative file close-out program.
 - 1. Notification will be sent to an applicant on an incomplete application stating that they have 14 days to notify the Planning Division in writing as to their intentions to proceed.
 - 2. Notification will be via certified mail.
- B. **Action.** If no written response is received in that 14-day time frame, the application will be "deemed abandoned" and the file will be closed. If written response is received in the 14-day time frame, it will be to the discretion of the Zoning Administrator to keep the file active.
- C. **Refund.** Any refund of fees shall be in accordance with the amount of administrative time and costs expended on the individual application.

CHAPTER 21.10. AMENDMENTS TO THE GENERAL PLAN, ZONING CODE, AND ZONING MAP

21.10.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** This Chapter provides procedures for the amendment of this Zoning Code, the Official Zoning Map, and the General Plan when there are compelling reasons to do so. More specifically, this Chapter addresses:
 - 1. Amendments to the General Plan, to address changes in State or Federal law and problems and opportunities that were unanticipated at the time of adoption or the last amendment; and
 - 2. Amendments to the Zoning Code and Zoning Map, whenever the public necessity, convenience, general welfare, or good practice justify such amendment, consistent with the General Plan.
- B. **Applicability.** The procedures in this Chapter shall apply to:
 - 1. All proposals to change the text of the General Plan and the maps that illustrate the application of its provisions; and

2. All proposals to change the text of this Zoning Code or to revise a zoning district or boundary line shown on the Zoning Map.

21.10.020. REVIEW AUTHORITY

The review authority for all amendments to the General Plan, Zoning Code, and Zoning Map shall be as described in Table 21.08-1 (Review Authority).

21.10.030. INITIATION OF AMENDMENT

An amendment to the General Plan, Zoning Code, or Zoning Map may be initiated by any qualified applicant identified in Section 21.09.050 (Eligible Applicants), the Community Development Director, or by a motion of the City Council or Planning Commission.

21.10.040. APPLICATION PROCESSING

A. Application Filing and Processing.

1. If initiated by the filing of an amendment application by a qualified applicant as specified in Section 21.10.030 (Initiation of Amendment), above, the application shall be processed in compliance with Chapter 21.09 (Application Processing Procedures).
2. The application shall include the information and materials specified in the most up-to-date Department handout for amendment applications, together with the required fee in compliance with the Fee Schedule.
3. For General Plan Amendments, the Department shall send out referrals to all of the affected agencies and City departments for their review and comment in compliance with California Government Code Section 65352 (Referral of plans).
4. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 21.10.070 (Required Findings), below. The Planning Division may require an applicant to submit such additional information and supporting data as considered necessary to process the application.

- B. Timing of General Plan Amendments.** The mandatory elements of the General Plan may be amended up to four times in a single calendar year, as authorized by and subject to the provisions of California Government Code Section 65358.

21.10.050. PLANNING COMMISSION HEARING AND RECOMMENDATION

- A. Planning Commission Hearing.** Before submitting a recommendation report to the City Council, the Planning Commission shall conduct at least one public hearing in accordance with Section 21.26 (Public Hearings and Notice).
- B. Recommendation to City Council.** Following the public hearing, the Planning Commission shall make a recommendation on the proposed amendment to the City Council. Such recommendation shall include the reasons for the recommendation, findings related to Section 21.10.070 (Required Findings) and Section 21.10.080 (General Plan Consistency Required for Zoning Amendments) if applicable, and the relationship of the proposed amendment to other adopted documents.

1. **Approval.** If the Planning Commission has recommended approval of the proposed amendment, the City Council is required to take final action pursuant to Section 21.10.060 (City Council Hearing and Action).
2. **Denial.** If the Planning Commission has recommended against the proposed amendment, the City Council is not required to take any further action unless an appeal is filed in accordance with Chapter 21.25 (Appeals and Calls for Review).

21.10.060. CITY COUNCIL HEARING AND ACTION

- A. **City Council Hearing.** After receiving the recommendation from the Planning Commission, the City Council shall hold a hearing in accordance with Section 21.26 (Public Hearings and Notice). The notice for the hearing shall include a summary of the Planning Commission recommendation.
- B. **City Council Action.**
 1. **Adopt, Modify, or Deny.** After the conclusion of the hearing, the City Council may adopt, modify, or deny the proposed amendment.
 2. **Referral to Planning Commission.** If the City Council proposes any substantial revision not previously considered by the Planning Commission during its hearings, the proposed modification shall be first referred to the Planning Commission for its recommendation in compliance with California Government Code Sections 65356 and 65857. Failure of the Planning Commission to report back to the City Council within the time limits identified in California Government Code Sections 65356 and 65857 following the referral shall be deemed approval by the Planning Commission of the proposed modification(s).

21.10.070. REQUIRED FINDINGS

An amendment to this Zoning Code, the Official Zoning Map, or the General Plan may be approved only if all the following findings are first made, as applicable to the type of amendment:

A. Findings for General Plan Amendments.

1. The proposed amendment is internally consistent with all other provisions of the General Plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

B. Findings for Zoning Code and Zoning Map Amendments.

1. The proposed amendment is consistent with the General Plan and any applicable specific plan;

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare;
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code; and
4. Specific to Zoning Map amendments, the affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

21.10.080. GENERAL PLAN CONSISTENCY REQUIRED FOR ZONING AMENDMENTS

The Planning Commission shall not recommend and the City Council shall not adopt a Zoning Amendment unless the proposed amendment is found to be consistent with the General Plan.

CHAPTER 21.11. SPECIAL PLANNED DEVELOPMENTS (SPD)

21.11.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** The purpose of the Special Planned Development (SPD) zoning overlay is to provide for innovation and flexibility in the design of residential, mixed-use, commercial, and industrial developments. Approval of a special planned development zoning overlay can allow modification of certain development standards as specified in Section 21.11.050 (Allowed Modifications to Development Standards), discourage/prevent premature subdivision of commercial and industrial land before a Master Development Plan has been approved, and/or provide a conceptual review/approval process for projects that are filed in conjunction with subdivision applications.
- B. **Applicability.** The Special Planned Development zoning overlay may be used in combination with any base zoning district. The Special Planned Development zoning overlay functions as a negotiated exchange through which the City can offer flexibility of certain development standards in exchange for specific project amenities (e.g., recreational facilities, usable open space, special design features).

21.11.020. APPLICATION PROCESSING

- A. **Application.** An application for a Special Planned Development shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 21.11.060 (Required Findings). Initial review of the application, including time requirements and requests for information, shall be as provided in Section 21.09.060 (Initial Application Review).
- B. **Review Authority.** The City Council shall act as the review authority for Special Planned Development applications based on consideration of the requirements of this Chapter.
- C. **Additional Permit Requirements.** Any parcel with a Special Planned Development zoning overlay applied shall also require approval of either:

1. A Development Plan with final site plan, landscape plan, and final architectural elevations and materials; or
2. A Master Development Plan with conceptual site plan, landscape concept and design guidelines. Subsequent to approval of a Master Development Plan, a Development Plan shall also be required with final site plan, landscape plan, and final architectural elevations and materials.

21.11.030. PLANNING COMMISSION HEARING AND RECOMMENDATION

- A. **Planning Commission Hearing.** Before submitting a recommendation report to the City Council, the Planning Commission shall conduct at least one public hearing in accordance with Section 21.26 (Public Hearings and Notice).
- B. **Recommendation to City Council.** Following the public hearing, the Planning Commission shall make a recommendation on the proposed Special Planned Development to the City Council. Such recommendation shall include the reasons for the recommendation and findings related to Section 21.11.060 (Required Findings) and Section 21.10.080 (General Plan Consistency Required for Zoning Amendments).
 1. **Approval.** If the Planning Commission has recommended approval of the proposed Special Planned Development, the City Council shall take final action pursuant to Section 21.11.040 (City Council Hearing and Action).
 2. **Denial.** If the Planning Commission has recommended against the proposed Special Planned Development, the City Council is not required to take any further action unless an appeal is filed in accordance with Chapter 21.25 (Appeals and Calls for Review).

21.11.040. CITY COUNCIL HEARING AND ACTION

- A. **City Council Hearing.** After receiving the recommendation from the Planning Commission, the City Council shall hold a hearing in accordance with Section 21.26 (Public Hearings and Notice). The notice for the hearing shall include a summary of the Planning Commission recommendation.
- B. **City Council Action.**
 1. **Adopt, Modify, or Deny.** After the conclusion of the hearing, the City Council may adopt, modify, or deny the proposed Special Planned Development.
 2. **Referral to Planning Commission.** If the City Council proposes any substantial revision not previously considered by the Planning Commission during its hearings, the proposed modification shall be first referred to the Planning Commission for its recommendation in compliance with California Government Code Sections 65857. Failure of the Planning Commission to report back to the City Council within the time limits identified in California Government Code Sections 65857 following the referral shall be deemed approval by the Planning Commission of the proposed modification(s).

21.11.050. ALLOWED MODIFICATIONS TO DEVELOPMENT STANDARDS

- A. **Allowed Modifications.** A Special Planned Development zoning overlay may allow different development standards to be applied than are otherwise required in the base zoning district. A Special Planned Development zoning overlay may be used to:

1. Provide flexibility in minimum lot sizes, widths, and depths to result in a superior site design (e.g., to cluster lots to preserve natural resources) and may exceed maximum allowed density if consistent with General Plan goals and policies;
2. Modify setback requirements to result in a superior site design (e.g., to permit zero lot line development design where appropriate);
3. Modify the grading and hillside development standards of Chapter 21.47 (Grading and Hillside Development), if it can be demonstrated that such modifications will preserve the integrity of the existing topography and basic land form of the site, meet the intent of preservation of natural resources, and/or conserve/provide for open space;
4. Modify sign standards (Chapter 21.52) including sign area and height, as part of a master sign program;
5. Modify parking standards (Chapter 21.48) to allow alternate parking standards including quantity of spaces or alternative surface materials;
6. Modify the types and intensities/density of land uses within any base zoning district (if in a commercial zoning district and proposing residential uses, coupled with allocation of surplus density units);
7. In commercial and industrial zones, limit the types and intensities of land uses within any zoning district through requiring a Conditional Use Permit to be obtained before any new use may be established;
8. Implement General Plan policies that apply to specific issues not addressed by the base zoning district regulations;
9. Establish specific building heights for an individual project where it is determined that allowing the buildings to exceed the height limitations of the Zoning Code would be appropriate based on due consideration of:
 - a. The proportion, scale, and nature of the project;
 - b. The visual quality and aesthetics of the project;
 - c. The design of the project;
 - d. The project's compatibility with the established character of surrounding development;
 - e. The project's ability to not create an adverse visual impact or otherwise have a negative effect on public views from nearby roads and other public vantage points; and
 - f. The project's risk to fire life-safety when considering building safety features and emergency response capability;
10. Provide flexibility to modify other public improvements, such as the width and location of parkways and sidewalks when such modifications can be demonstrated to not adversely affect public safety; and
11. Modify other Zoning Code standards also allowed to be modified by Section 21.16.020 (Development Plan Modifications).

B. Prohibited Modifications. Special Planned Development zoning overlay shall not be used to:

1. Create lots of less than the minimum size, width, and depth required for lots within the R-1 zoning district where the finished graded slopes of a lot are 1 percent or greater in slope (exclusive of 2:1 or lesser slopes approved for pads, benches, driveways, and usable yard areas); and

2. Modify safety requirements for public improvements such as engineered street and driveway design or street widths.

21.11.060. REQUIRED FINDINGS

The City Council shall make all of the following findings in order to approve or conditionally approve a Special Planned Development application. The City Council shall deny an application for a Special Planned Development if it is unable to make any of the required findings applicable to that project, in which case it shall state the reasons for that determination.

- A. **Consistency.** The proposed Special Planned Development is consistent with the goals and policies established by the General Plan, particularly the purpose of the applicable Land Use Category;
- B. **Design or Public Benefit.** The proposed Special Planned Development will result in better, more creative, and higher quality architectural and site development design or greater public benefit than would otherwise be allowed under adopted development standards;
- C. **Compatibility.** The proposed Special Planned Development is compatible with surrounding development;
- D. **Sensitive to Topography and Natural Resources.** The proposed Special Planned Development is sensitive to the natural topography of the site, minimize alterations to the land, and maintain and enhance significant natural resources, including, but not limited to, oak woodlands, natural drainage ways and open space preservation;
- E. **Circulation.** The proposed Special Planned Development's vehicular, bikeway, and pedestrian circulation system is designed to be efficient and well-integrated with the overall city circulation system; and
- F. **General Welfare.** The proposed Special Planned Development does not pose adverse impacts on the public health, safety, and general welfare, nor on neighboring properties in particular.

21.11.070. SPECIAL PLANNED DEVELOPMENTS ESTABLISHED

See Section 21.03.010 (Special Planned Developments Established).

CHAPTER 21.12. DEVELOPMENT AGREEMENTS

21.12.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** This Chapter establishes procedures and requirements for considering and entering into legally binding Development Agreements with applicants for development projects as specified in and as authorized by California Government Code, Sections 65864-65869.5 et seq.
- B. **Incorporation by Reference.** The City incorporates by reference the provisions of Government Code Sections 65864-65869.5. In the event of any conflict between those statutory provisions and this Chapter, the statutes shall control.
- C. **Applicability.** Used in conjunction with Annexation, General Plan Amendment, Specific Plan, Rezoning, Planned Development, Tentative Tract Map, and/or Conditional Use Permit approvals, Development Agreements establish the mutually agreeable terms and conditions under which development projects may proceed. Development Agreements are best used for large, complex, or phased projects that require

extended construction time, and which involve numerous public improvements such as streets, utilities, storm drainage improvements, public parking, trails, schools, parks, open space, and other improvements of community-wide benefit. The Development Agreement can specify the rules, standards, policies, fees, and regulations to which the project is subject.

21.12.020. APPLICATION FILING, PROCESSING, AND REVIEW

- A. **Application.** An application for a Development Agreement shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 21.12.050 (Required Findings). Initial review of the application, including time requirements and requests for information, shall be as provided in Section 21.09.060 (Initial Application Review).
- B. **Eligible Applicants.** Any person having legal or equitable interest in real property may apply for a Development Agreement consistent with Section 21.09.050 (Eligible Applicants), except that a person may not file, and the Director shall not accept, an application which is the same as, or substantially the same as, an application which was denied within the previous year, unless the application is initiated by the City Council.
- C. **Review Authority.**
 - 1. The City Manager shall negotiate the specific components and provisions of the Development Agreement on behalf of the City for Planning Commission review and recommendation to the City Council. The City Manager may request input from other affected Departments as needed.
 - 2. The Planning Commission shall act as the advisory body and review the Development Agreement to provide a recommendation to the City Council.
 - 3. The City Council shall act as the review authority, and after receiving recommendations from the Planning Commission, may adopt, reject, modify, or take no action on a Development Agreement based on consideration of the requirements of this Chapter.
- D. **Preapplication Review.** Before submitting an application and support materials, applicants shall discuss the proposal with the Director. At such review, the applicant should present a preliminary site plan and show basic features of the proposed project, including its public purposes and/or benefits. The Director may request the City Council provide authorization to process the application. The City Council shall, upon request, determine whether or not to direct staff to accept a filed application for future consideration. Such a review shall be at the City Council's sole discretion.

21.12.030. CONTENTS OF DEVELOPMENT AGREEMENT

Development Agreements shall include the following:

- A. The duration of the agreement, including a specified termination date;
- B. Public benefits contributed by the project in exchange for the benefits to the project provided by the Development Agreement.

- C. The land uses and site plan to be permitted on the property;
- D. The density or intensity of land use to be permitted;
- E. The maximum height, size, and location of proposed buildings;
- F. The reservation or dedication of land for public purposes to be secured, including, but not limited to, rights-of-way, open space preservation, and public access easements;
- G. Proposed exceptions from zoning regulations or other development standards (including subdivision standards), and findings where required;
- H. The time schedule established for periodic review as required by Section 21.12.090 (Periodic Review); and
- I. Development agreements may also include additional terms, conditions, and restrictions in addition to those listed in paragraph A-H of this Section. These additional terms may include, but are not limited to:
 - 1. Development schedules providing that construction of the proposed development as a total project or in phases be initiated and/or completed within specified time periods;
 - 2. The construction of public facilities required in conjunction with such development, including but not limited to vehicular and pedestrian rights-of-way, public art and other landscape amenities, drainage and flood-control facilities, parks and other recreational facilities, sewers and sewage treatment facilities, sewer lift stations, and water well and treatment facilities or payment of fees in lieu of such dedications and improvements;
 - 3. Method of financing such improvements and, where applicable, reimbursement to developer or City;
 - 4. City fees, fee credits, and payment timing;
 - 5. Prohibition of one or more uses normally listed as permitted, accessory, subject to review or subject to conditional use permit in the zone normally allowed by right;
 - 6. Limitations on future development or special terms, restrictions, requirements or conditions under which subsequent development approvals and discretionary actions not included in the agreement may occur;
 - 7. The requirement of a faithful performance bond where deemed necessary to and in an amount deemed sufficient to guarantee the faithful performance of specified terms, conditions, restrictions and/or requirements of the agreement. In lieu of a bond, the applicant may deposit with the City Clerk certificates of deposit or other security acceptable to the Director of Administrative Services;
 - 8. Specific design criteria for the exteriors of buildings and other structures, including colors and materials, landscaping, and signs;
 - 9. Special yards, open spaces, trails, staging areas, buffer areas, fences and walls, public art, landscaping, and parking facilities, including vehicular and pedestrian ingress and egress;
 - 10. Performance standards regulating such items as noise, vibration, smoke, dust, dirt, odors, gases, garbage, heat, and the prevention of glare or direct illumination of adjacent properties;

11. Limitations on operating hours and other characteristics of operation which the City Council determines could adversely affect the reasonable use and enjoyment of surrounding properties; and
12. An indemnity clause requiring the applicant to indemnify and hold the City harmless against claims arising out of or in any way related to the actions of applicant in connection with the application or the development process, including all legal fees and costs.

21.12.040. HEARINGS, RECOMMENDATION, AND ACTION.

- A. **Initiation of hearings.** Hearings on a Development Agreement may be initiated:
 1. Upon the filing of an application in accordance with the procedures in Chapter 21.09 (Application Processing Procedures); or
 2. By the City Council by a simple majority vote.
- B. **Planning Commission Hearing and Recommendation.** When the City Manager determines Development Agreement negotiations are complete, the item shall be scheduled for Planning Commission hearing in accordance with Section 21.26 (Public Hearings and Notice). Following the public hearing, the Planning Commission shall make a recommendation on the proposed Development Agreement to the City Council. Such recommendation shall include the reasons for the recommendation and findings related to Section 21.12.050 (Required Findings). The Director shall transmit the Planning Commission's written recommendation and complete record of the application to the City Council.
 1. Approval. If the Planning Commission has recommended approval of the Development Agreement, the City Council is required to take final action pursuant to Subsection 21.12.040C (City Council Hearing and Action).
 2. Denial. If the Planning Commission has recommended against the Development Agreement, the City Council is not required to take any further action unless an appeal is filed in accordance with Chapter 21.25 (Appeals and Calls for Review).
- C. **City Council Hearing and Action.**
 1. **Hearing.** After receiving the report from the Planning Commission but no later than the time specified by Section 65943 of the Government Code, the City Council shall hold a public hearing in accordance with Section 21.26 (Public Hearings and Notice). Notice of the hearing shall also be mailed or delivered to any other local agency expected to provide essential facilities or services to the property that is the subject of the Development Agreement.
 2. **Ordinance Required.** The City Council shall adopt Development Agreement via ordinance.
 3. **Ordinance First Reading.** After the City Council completes the public hearing, the City Council may introduce the ordinance for first reading by title only and approve, modify, or deny the Development Agreement. Matters not previously considered by the Planning Commission during its hearing may, but need not, be referred to the Planning Commission for report and recommendation. The Planning Commission may, but need not, hold a public hearing on matters referred to it by the City Council.
 4. **Ordinance Second Reading.** If the City Council votes to adopt a Development Agreement, the ordinance shall require second reading, unless otherwise obviated by Paragraph 21.12.060A.2.
- D. **Failure to Receive Notice.** The failure to receive notice by any person entitled thereto by law or this Chapter does not affect the authority of the City to enter into a Development Agreement.

- E. **Irregularity in Proceedings.** No action, inaction, or recommendation regarding the proposed Development Agreement shall be held void or invalid, or be set aside by a court by reason of any error, irregularity, informality, neglect, or omission as to any matter pertaining to the application, notice, finding, record, hearing, report, recommendation, or any other matters of procedure whatsoever unless, after an examination of the entire record, the court is of the opinion that the error was judicial and that a different result would have been probable if the error had not occurred or existed.

21.12.050. REQUIRED FINDINGS

The review authority may approve a Development Agreement only if it first makes all of the following findings:

- A. The proposed Development Agreement is consistent with the General Plan and any applicable specific plan;
- B. The proposed Development Agreement promotes the general welfare, allows more comprehensive land use planning, and provides substantial public benefits or necessary public improvements, making it in the City's interest to enter into the Development Agreement with the applicant; and
- C. The proposed project and Development Agreement:
1. Will not adversely affect the health, safety, or welfare of persons living or working in the surrounding area;
 2. Will be appropriate at the proposed location and will be compatible with adjacent land uses; and
 3. Will not have a significant adverse impact on the environment.

21.12.060. EXECUTION AND RECORDATION

- A. **Adoption by Ordinance—Execution of Contract.**
1. The Development Agreement shall be approved by the adoption of an ordinance. The ordinance shall refer to and incorporate by reference the text of the Development Agreement and findings related to Section 21.12.050 (Required Findings). Upon the approval of the ordinance following its first reading, the City shall enter into the Development Agreement by the execution thereof by the City Manager.
 2. No ordinance shall be finally adopted via a second reading and the City Manager shall not execute a Development Agreement until it has been executed by the applicant and all other parties to the agreement. If the applicant has not executed the agreement or agreement as modified by the City Council, and returned the executed agreement to the City Clerk within 60 days following the ordinance's first reading, the approval shall be deemed withdrawn, and the City Council shall not give a second reading to such ordinance, nor shall the City Manager execute the agreement.
 3. Such 60-day time period may be extended upon approval of the City Council.
- B. **Recordation of executed agreement.** Following the execution of a Development Agreement by the City Manager, the City Clerk shall record the executed agreement with the County Recorder.

21.12.070. EFFECT OF APPROVED AGREEMENT

- A. **Existing Rules and Regulations.** Unless otherwise specified in the Development Agreement, the City's rules, regulations, and official policies governing permitted uses of the property, density and design, and improvement standards and specifications applicable to development of the property shall be those City rules, regulations, and official policies in force on the effective date of the Development Agreement.
- B. **Future Rules and Regulations.** A Development Agreement shall not prevent the City, in subsequent actions applicable to the property, from applying new rules, regulations, and policies that do not conflict with those rules, regulations, and policies applicable to the property as set forth in the Development Agreement. A Development Agreement shall not prevent the City from denying or conditionally approving any subsequent land use project or authorization for the project on the basis of such rules, regulations, and policies. Unless otherwise specified in the Development Agreement, a Development Agreement shall not exempt the applicant from obtaining future discretionary land use approvals. A Development Agreement shall not preclude the City from adopting and implementing emergency measures regarding water or sewer deficiencies when the City Council determines that such action is necessary to protect public health and safety. If such action becomes necessary, the City Council reserves the right to suspend water and sewer service on an equitable basis until such deficiencies are corrected.
- C. **State and Federal Rules and Regulations.** In the event that any regulation or law of the State of California or the United States, enacted or interpreted after a Development Agreement has been entered into prevents or precludes compliance with one or more provisions of the Development Agreement, then the Development Agreement may be modified or suspended in the manner and pursuant to the procedures specified in the Development Agreement, as may be necessary to comply with such regulation or law.

21.12.080. ENFORCEMENT AND CONTINUING VALIDITY

- A. **Enforcement.** Unless and until amended or canceled in whole or in part as provided in Section 21.12.100 (Amendment and Cancellation of Development Agreements), a Development Agreement shall be enforceable by any party to the agreement, regardless of any change in regulations which alters or amends the regulations applicable to the project covered by a Development Agreement, except as specified in Sections 21.20.090 (Periodic Review).
- B. **Continuing Validity.** The Development Agreement shall be binding upon, and the benefits of the agreement shall inure to all successors in interest to the parties to the agreement.

21.12.090. PERIODIC REVIEW

The applicant shall be required to demonstrate compliance with the provisions of the Development Agreement at least once a year at which time the Director shall review each approved Development Agreement.

- A. **Finding of Compliance.** If the Director, based on substantial evidence, finds compliance by the applicant with the provisions of the Development Agreement, no action is required.
- B. **Finding of Noncompliance.**
 - 1. If the Director finds the applicant has not complied with the provisions of the Development Agreement, the Director may issue a finding of noncompliance, which may be recorded by the City

with the County Recorder after it becomes final. The Director shall specify in writing to the applicant the respects in which the applicant has failed to comply and shall set forth terms of compliance and specify a reasonable time for the applicant to meet the terms of compliance. If the applicant does not comply with any terms of compliance within the prescribed time limits, the Development Agreement shall be subject to termination or revision pursuant to this Chapter. It is the duty of the applicant or his successor in interest to provide evidence of good-faith compliance with the agreement to the Director's satisfaction at the time of their review. Refusal by the applicant or their successor in interest to provide the required information shall be prima facie evidence of violation of such agreement.

2. If at the end of the time period established by the Director, the applicant or his successor in interest has failed to comply with the terms of the agreement or has not submitted evidence substantiating such compliance, the Director shall notify the City Council of their findings, recommending such action as the Director deems appropriate, including legal action to enforce compliance or to terminate or modify the agreement.
3. When the Director notifies the City Council that a Development Agreement is being violated, a public hearing shall be scheduled before the City Council to consider the matter. Procedures for conduct of such hearing shall be the same as provided for initiation and consideration of a Development Agreement.
4. If the City Council determines that the applicant or his successor in interest is in violation of a Development Agreement, it may take one of the following actions:
 - a. Schedule the matter for City Council hearing for modification or possible termination of the agreement. Procedures for hearing notice shall be the same as provided in Chapter 21.26 (Public Hearings and Notice); or
 - b. Continue the matter for further consideration.

C. **Modification or Termination for Violations.**

1. **Findings.** After the hearing required by Paragraph 21.12.090B.4, the City Council may terminate or modify the agreement upon finding that:
 - a. Terms, conditions, and obligations of any party to the Development Agreement have not been met;
 - b. The scope, design, intensity, or environmental effects of project were represented inaccurately;
 - c. The project has been or is being built, operated, or used in a manner that differs significantly from approved plans, permits, or other entitlements; or
 - d. Parties to the agreement have engaged in unlawful activity, or have used bad faith in the performance of, or the failure to perform their obligations under the agreement.
2. **Modifications.** Such remedial action may include, but is not limited to, changes to project design or uses, operating characteristics, or necessary on-site or off-site improvements that are determined to be reasonably necessary to protect public health, safety, or welfare, and to correct problems caused by or related to noncompliance with terms of the agreement.

21.12.100. AMENDMENT AND CANCELLATION OF DEVELOPMENT AGREEMENTS

- A. Mutual Agreement.** A Development Agreement may be amended, extended, or canceled in whole or in part, by mutual consent of all parties to the agreement or their successors in interest.
1. **Major Amendment.** Changes to the terms and key deal points of the Development Agreement shall be considered a major amendment and shall require a formal amendment approved by the City Council.
 2. **Minor Amendments and Interpretations – Operating Memos.** Both parties may agree to minor amendments and interpretations of the Development Agreement in the form of an “Operating Memorandum (Operating Memo).” Operating Memos shall be approved by the City Manager and the Developer.
 3. **Procedures.** Procedures for amendment (except minor amendments and interpretations per Paragraph 21.12.100A.2), time extensions, or cancellation of the Development Agreement by mutual consent shall be the same as provided for initiation and consideration of such agreement.
- B. After Finding of Noncompliance.** If a finding of noncompliance does not include terms of compliance, or if applicant does not comply with the terms of compliance within the prescribed time limits, the Director may refer the Development Agreement to the City Council for termination or revision. After the public hearing, the City Council may terminate the Development Agreement, modify the finding of noncompliance, or rescind the finding of noncompliance, and issue a finding of compliance.
- C. Recordation.** If the parties to the agreement or their successors in interest amend or cancel the Development Agreement, or if the City terminates or modifies the Development Agreement for failure of the applicant to fully comply with the provisions of the Development Agreement, the City Clerk shall record notice of such action with the County Recorder.
- D. Rights of the Parties After Cancellation or Termination.** If a Development Agreement is cancelled or terminated, all rights of the applicant, property owner, or successors in interest under the Development Agreement shall terminate and the applicant, property owner, or successors in interest shall otherwise comply with City codes, regulations, development standards and other applicable laws in effect at the time of termination of the agreement. If a Development Agreement is terminated following a finding of noncompliance, the City may, in its sole discretion, determine to return all benefits, including reservations or dedications of land, and payments of fees, received by the City.

CHAPTER 21.13. DEVELOPMENT AGREEMENTS ESTABLISHED**21.13.010. CITY COUNCIL ADOPTED DEVELOPMENT AGREEMENTS**

This Chapter lists the Development Plans that have been adopted by the City of Paso Robles.

21.13.020. OLSEN – SOUTH CHANDLER SPECIFIC PLAN DEVELOPMENT AGREEMENT

- A. Ordinance xx – adoption date
- B. Parties
- C. Term

21.13.030. PASO ROBLES GATEWAY ANNEXATION DEVELOPMENT AGREEMENT

- A. Ordinance xx – adoption date
- B. Parties
- C. Term

21.13.040. BEECHWOOD SPECIFIC PLAN DEVELOPMENT AGREEMENT

- A. Ordinance xx – adoption date
- B. Parties
- C. Term

CHAPTER 21.14. SPECIFIC PLANS

21.14.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** This Chapter provides a method for preparing, processing, reviewing, and adopting Specific Plans in compliance with California Government Code Section 65450 et seq., or as that section may be amended or replaced from time to time. In addition, this Chapter provides a method for amending Specific Plans to ensure their continued effectiveness and responsiveness to market demands over time. A Specific Plan is intended to provide for flexibility in the establishment of land use regulations by allowing for innovative use of land resources and development; a variety of building, development, and housing types; land use mixes; site design; development concepts; and effective and safe pedestrian and vehicular circulation.
- B. **Applicability.** Once adopted, a Specific Plan shall govern all use and development of properties within the bounds of that Specific Plan.
 - 1. Where a Specific Plan is silent regarding development standards, the provisions of this Title shall govern. The Director shall have the authority to determine which provisions of this Title apply where a Specific Plan is silent.
 - 2. When a use is not specifically listed as permitted in the Specific Plan, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the Specific Plan as permitted or not found to be substantially like a permitted use are prohibited.
 - 3. No discretionary entitlement applications or other permits may be approved, adopted, or amended within an area covered by a Specific Plan, unless found to be consistent with the adopted Specific Plan.

21.14.020. INITIATION OF SPECIFIC PLANS

The following entity may submit or initiate an application for a Specific Plan or Specific Plan Amendment:

- A. A majority of the City Council; or
- B. The Director; or

- C. An application filed by the owner(s) of one or more parcels, or the owner's authorized agent, that would be the subject of the Specific Plan. If the property for which a Specific Plan or Specific Plan amendment is proposed is held in multiple ownerships, all the owners or their authorized agents shall join in filing the application. If initiated by a property owner(s), a pre-application conference as specified in Subsection D, below is required.
- D. Pre-Application Conference Required. A pre-application conference with the Director is required before the filing of a Specific Plan application. The City may establish fees for the pre-application conference.
 - 1. The purpose of the pre-application conference is to allow the property owner(s) or property owner's agent to obtain information before entering into commitments requiring that the applicant incur substantial expense in the preparation of plans, surveys, and other data.
 - 2. The preliminary consultations shall include, but are not limited to, the following:
 - a. Proposed land uses to be developed within the project area;
 - b. Development concepts to be employed;
 - c. Schematic plans, illustrative material, and narrative sufficient to describe the general relationships between land uses, and the intended design character and scale of principal features; and
 - d. A preliminary time schedule for development, including quantitative data (e.g., population, building units, land use acreage, and other data) sufficient to illustrate phasing of development and potential impact on public service requirements.
 - 3. Pre-application review shall not constitute any representation on the part of the City that a Specific Plan will be prepared or approved for the property or that any other application pending or otherwise will be approved.

21.14.030. SPECIFIC PLAN PROJECT REVIEW

Development within a Specific Plan area is subject to the review process set forth in Chapter 21.15 (Development Review) unless the text of the applicable Specific Plan provides otherwise. Development projects proposed within Specific Plans shall require approval of either:

- A. A Master Development Plan with conceptual site plan, landscape concept and design guidelines. Subsequent to approval of a Master Development Plan, Development Review pursuant to Chapter 21.15 shall also be required; or
- B. A Development Plan, Site Plan, or Plot Plan pursuant to Chapter 21.15 (Development Review) with final site plan, landscape plan, and final architectural elevations and materials.

21.14.040. HEARINGS, RECOMMENDATION, AND ACTION

- A. **Planning Commission Hearing and Recommendation.**

1. **Planning Commission Hearing.** Before submitting a recommendation report to the City Council, the Planning Commission shall conduct at least one public hearing in accordance with Section 21.26 (Public Hearings and Notice).
 2. **Recommendation to City Council.** Following the public hearing, the Planning Commission shall make a recommendation on the proposed Specific Plan to the City Council. Such recommendation shall include the reasons for the recommendation and findings related to Section 21.14.050 (Required Findings) and, if applicable, Section 21.10.080 (General Plan Consistency Required for Zoning Amendments).
 - a. **Approval.** If the Planning Commission has recommended approval of the proposed Specific Plan, the City Council is required to take final action pursuant to Subsection 21.14.040B (City Council Hearing and Action).
 - b. **Denial.** If the Planning Commission has recommended against the proposed Specific Plan, the City Council is not required to take any further action unless an appeal is filed in accordance with Chapter 21.25 (Appeals and Calls for Review).
- B. **City Council Hearing and Action.**
1. **City Council Hearing.** After receiving the recommendation from the Planning Commission, the City Council shall hold a hearing in accordance with Section 21.26 (Public Hearings and Notice). The notice for the hearing shall include a summary of the Planning Commission recommendation.
 2. **Adopt, Modify, or Deny.** After the conclusion of the hearing, the City Council may adopt, modify, or deny the proposed Specific Plan.
 3. **Referral to Planning Commission.** If the City Council proposes any substantial revision not previously considered by the Planning Commission during its hearings, the proposed modification shall be first referred to the Planning Commission for its recommendation in compliance with California Government Code Sections 65356. Failure of the Planning Commission to report back to the City Council within the time limits identified in California Government Code Sections 65356 following the referral shall be deemed approval by the Planning Commission of the proposed modification(s).

21.14.050. REQUIRED FINDINGS

Prior to adopting a Specific Plan, the Planning Commission (on recommendation) and City Council shall make all of the following findings:

- A. The Specific Plan or amendment thereto is consistent with the goals, objectives, and policies of the General Plan;
- B. The Specific Plan or amendment thereto would not be detrimental to the public health, safety, or welfare of the community;
- C. The Specific Plan or amendment thereto includes provisions that ensure that adequate public facilities will be available to serve the range of development described in the plan;
- D. The subject property (or properties) proposed for the Specific Plan has unique characteristics such as topography, location, size or surroundings that are enhanced by special land use and development standards; and

- E. The Specific Plan results in the development of desirable character and use types that will be compatible with the surrounding area and provides effective buffering from adjacent uses.

21.14.060. ADOPTION OF A SPECIFIC PLAN

- A. Specific Plans may be adopted by either resolution and/or ordinance.
- B. Resolutions shall govern those components of Specific Plans that are:
 - 1. Policy statements describing the vision for development;
 - 2. Descriptions of the proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities; and
 - 3. Programs of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out Paragraphs 1 and 2.
- C. Ordinances shall govern those components of Specific Plans that act as zoning regulations for the areas covered by Specific Plans, including:
 - 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan; this would include "regulating plans", land use/zoning maps; and
 - 2. The regulations for development of said lands.

21.14.070. POST DECISION PROCEDURES

- A. **Expiration and Extension.** Since Specific Plan applications are flexible, expiration will be determined on a case-by-case basis. Most Specific Plan approvals will not expire unless replaced by a subsequently adopted Specific Plan or rendered obsolete by adoption of a conflicting General Plan designation. In some cases, however, limiting the duration of an approval may be appropriate when the Specific Plan is linked to another entitlement that expires. The resolution adopting a Specific Plan shall specify the duration of the Specific Plan and any means of extension, which may include an evaluation of an applicant's due diligence in satisfying Specific Plan provisions.
- B. **Amendment.**
 - 1. **Procedure.** An adopted Specific Plan may be amended through the same procedure specified by this Chapter for the adoption of a Specific Plan.
 - 2. **Frequency.** The Specific Plan may be amended as often as deemed necessary by the City Council, in compliance with California Government Code Section 65453.

21.14.080. SPECIFIC PLANS ESTABLISHED

See Chapter 21.05 (Specific Plans Established).

CHAPTER 21.15. DEVELOPMENT REVIEW

21.15.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** Development review is established to ensure that new development supports the goals and policies of the General Plan and other adopted plans and guidelines. The specific purposes of the Development Review process are to:
1. Promote excellence in site planning and design and the harmonious appearance of buildings and sites;
 2. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and
 3. Supplement other City regulations and standards to ensure control of aspects of design that are not otherwise addressed.
- B. **Applicability.** Development review is required prior to construction and Building Permit issuance for any structure, or to relocate, rebuild, or significantly enlarge or modify any existing structure or site.

21.15.020. TYPES OF DEVELOPMENT REVIEW ESTABLISHED

- A. **Types of Design Review and Review Authority.** Three levels of development review are hereby established:
1. Development Plans. Review of major development projects shall be conducted by the Planning Commission as Development Plans.
 2. Site Plan. Review of minor development projects shall be conducted by the Development Review Committee (DRC) as Site Plans.
 3. Plot Plan. Review of minor details shall be conducted by the Zoning Administrator as Plot Plans.
- B. **Thresholds.** Unless otherwise specified in this Section, thresholds identified in Table 21.1.8-2 (Review Authority for Development Review) shall be cumulative over a five-year period. The starting point for the five years shall be when the Certificate of Occupancy has been issued.
- C. **CEQA Review.** Notwithstanding Table 21.18-2 (Review Authority for Development Review), the Zoning Administrator may determine that certain Site Plans and Plot Plans are not exempt from CEQA; in any case where a Site Plan or Plot Plan requires preparation of an Initial Study or Environmental Impact Report, the project and related CEQA action shall be reviewed by the Planning Commission.

21.15.030. DEVELOPMENT REVIEW AUTHORITY SUMMARY

Table 21.18-2 (Review Authority for Development Review) summarizes the review authority responsible for reviewing and making decisions on Development Plans, Site Plans, and Plot Plans. See also Chapters 21.16 (Development Plans), Chapter 21.17 (Site Plans), and Chapter 21.18 (Plot Plans) for additional requirements and clarifications.

Table 21.18-2 Review Authority for Development Review	Review Level ⁽¹⁾⁽²⁾		
	Plot Plan/ Zoning Administrator	Site Plan/ DRC	Development Plan/ Planning Commission
RESIDENTIAL CONSTRUCTION ACTIVITIES			
Residential New Construction			
Single-family dwelling unit (on lots with or without slope)	Decision	--	Appeal
Modification of hillside development standards – retaining wall height deviation of 2 ft or less	Review	Decision	Appeal
Modification of hillside development standards – height of graded slopes or retaining wall height deviations of more than 2 ft	Review	Recommend	Decision
Single-family dwelling unit in PD zoning district or SPD zoning overlay	Review	Recommend	Decision
Two-family dwellings	Decision	--	--
Ministerial plot plan review for accessory dwelling units (ADUs)	Decision	--	--
Multi-family (2-10 dwelling units)	Review	Decision	Appeal
Multi-family (11+ dwelling units)	Review	Recommend	Decision
Residential projects that do not comply with Chapter 21.50 (Objective Design Standards for Multi-family and Mixed-Use Development)	Review	Recommend	Decision
Residential Additions, Modifications, and/or Accessory Structures			
Single-family additions, exterior alterations, and/or accessory structures requiring a building permit	Decision	Appeal	Appeal
Multi-family additions, exterior alterations, and/or accessory structures that are not visible from public streets and vantage points and do not increase number of units but requiring a building permit	Decision	Appeal	Appeal
Multi-family additions, exterior alterations, and/or accessory structures that are visible from public streets and vantage points	Review	Decision	Appeal
Other Residential Construction or Improvements			
Fences and walls (those requiring a building permit)	Decision	--	Appeal
Pools and spas	Decision	--	Appeal
NON-RESIDENTIAL CONSTRUCTION ACTIVITIES			
Non-Residential New Construction			
Less than 10,000 sq. ft.	Review	Decision	Appeal
Less than 10,000 sq. ft. if all necessary infrastructure has not been installed	Review	Recommend	Decision
10,000 sq. ft. or greater	Review	Recommend	Decision

Table 21.18-2 Review Authority for Development Review	Review Level ⁽¹⁾⁽²⁾		
	Plot Plan/ Zoning Administrator	Site Plan/ DRC	Development Plan/ Planning Commission
Accessory structures and/or exterior alterations not visible from public streets and other public vantage points	Decision	--	Appeal
Accessory structures and/or exterior alterations visible from public streets and other public vantage points	Review	Decision	Appeal
Non-Residential Additions			
Minor additions (less than 1,000 sq. ft.)	Decision	--	Appeal
Mid-size additions to small buildings (1,001+ sq. ft. resulting in a total building size less than 10,000 sq. ft.)	Review	Decision	Appeal
Mid-size additions to large buildings (less than 10% or 10,000 sq. ft., whichever is less resulting in a total building size more than 10,000 sq. ft.)	Review	Decision	Appeal
Large additions resulting in a total building size of 10,000 sq. ft or more	Review	Recommend	Decision
Other Non-Residential Construction			
Fences and walls (all) and screening for outside storage and display areas	Decision	--	Appeal
Landscaping	Decision	--	Appeal
Parking lots	Decision	--	Appeal
Installation of such items as automatic teller machines, replacement gasoline pumps, trash bin enclosures, electrical transformer boxes, and freestanding solar collectors (PV systems)	Decision	--	Appeal
SIGNS AND SIGN PROGRAMS			
Comprehensive Sign Programs	Review	Recommend	Decision
Sign Permit	Review	Decision	Appeal
Change of copy within existing sign structures, directional signs, and signs implemented as part of an approved Sign Program that are not visible from a public right-of-way and/or other public vantage points	Decision	--	Appeal
OTHER REVIEW			
Outdoor seating areas for restaurants	Decision	--	Appeal
Pregrading (20,000 square feet or less)	Review	Decision	Appeal
Pregrading (more than 20,000 square feet)	Review	Recommend	Decision
Special Planned Developments	Review	Recommend	Decision
Subdivisions/Condominiums	Review	Recommend	Decision

Notes:

1. "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier review authority, in compliance

Table 21.18-2 Review Authority for Development Review	Review Level ⁽¹⁾⁽²⁾		
	Plot Plan/ Zoning Administrator	Site Plan/ DRC	Development Plan/ Planning Commission

with Chapter 21.25 (Appeals and Calls for Review); "Recommend" means that the review authority should provide preliminary review and forward input to the next higher review authority for consideration.

2. A review authority may defer action and refer the request to the next higher review authority for the final decision in compliance with Subsection 21.08.010B (Elevate Review).

21.15.040. APPLICATION FILING, PROCESSING, AND REVIEW

- A. **Application.** An application for a Development Review permit shall be filed with the Zoning Administrator in compliance with Chapter 21.09 (Application Processing and Common Procedures).
- B. **Dedications and Public Improvements.** In order for applications to be found to be complete, any applicable dedications and public improvements listed below must be either completed or an agreement to complete them, in a form to be approved by the City, shall be submitted with the application:
1. All dedications for adjacent streets necessary to provide the minimum right-of-way width to meet City standards for the applicable classification of the subject streets;
 2. All street improvements necessary to provide the minimum standards established by City standards for the applicable classification of the subject streets, including, but not limited to, curbs, gutters, sidewalks, paving, street lights, and pedestrian and bicycle paths;
 3. All sewer, water, and storm drain system improvements necessary for compliance with the City's adopted master plans for these systems and any applicable specific plans;
 4. All fire prevention measures, including, but not limited to, on- and off-site fire hydrants and emergency vehicle access indicated by City-adopted codes, policies, and standards;
 5. All open space and recreation dedications and improvements necessary for compliance with General Plan policies, any applicable specific plans, and other city-adopted plans.
- C. **Time Limit On Approval.**
1. Approval of Development Plans, Site Plans, and Plot Plans shall be valid for a period of not more than 24 months following the date of approval. Development Plans approved concurrently with a Tentative Tract or Parcel Map shall have the same expiration time period as the subdivision approval. If, at the end of a 24-month period, one of the situations listed below has occurred, said approval shall become invalid.
 - a. A building or grading permit has not been issued; or
 - b. A building or grading permit has been issued but construction or grading has not commenced within 180 days of the issuance; or
 - c. A building or grading permit has been issued and construction or grading has commenced but has subsequently lapsed for a period of 180 days; or
 - d. A written request for a time extension request and the applicable fee have not been received; or
 - e. A Tentative Tract or Parcel Map associated with the Development Plan, Site Plan, or Plot Plan has expired.

2. Time extensions, not exceeding 24 months per extension, may be granted by the review authority as follows:
 - a. Process. A written request and applicable fee shall be submitted to the Community Development Department no later than the date of expiration of approval.
 - b. Planning Commission. For projects originally approved by the Planning Commission or City Council, a time extension shall be considered by the Planning Commission.
 - c. Development Review Committee. For projects originally approved by the Development Review Committee, a time extension shall be considered by the Development Review Committee.
 - d. Zoning Administrator. For projects originally approved by the Zoning Administrator, a time extension shall be considered by the Zoning Administrator.

D. Referrals Up to Next Level of Review.

1. In their respective reviews of Site Plans and Plot Plans, the Development Review Committee and Zoning Administrator may refer project applications up to the next (higher) level of review (i.e., development plan and site plan, respectively) if it appears that such referral is necessary to accomplish the purposes of this Title. Examples where such a referral may be indicated include, but are not limited to, the following:
 - a. The project is located on a scenic corridor or gateway to the city as designated by the General Plan or other visually-prominent location;
 - b. There are unique circumstances about the design of a particular development project or about the quality of design in its neighborhood.
2. If a project application is referred by the Zoning Administrator to the Development Review Committee for Site Plan review, no additional fee shall be required. However, if a development project is referred by the Development Review Committee to the Planning Commission for Development Plan review, the applicable fee for Development Plan review may be required as condition of approval.

21.15.050. PUBLIC MEETINGS AND NOTICE

A. Development Plan.

1. **Hearing.** The Planning Commission shall conduct a public hearing on an application for a Development Plan before making a decision on the application to approve, approve subject to conditions, or deny the application.
2. **Notice.** Notice of the hearing shall be provided and the hearing shall be conducted in compliance with Chapter 21.26 (Public Hearings and Notice).

B. Site Plan.

1. **Public Meeting.** The Development Review Committee shall conduct a meeting that is open to the public on an application for a Site Plan before making a decision on the application to approve, approve subject to conditions, or deny the application.
2. **On-Site Posted Notice.**

- a. **Projects That Require Notice.** Notice of the project application shall be required for:
 - (1) Projects consisting of 2-10 residential units; and
 - (2) Projects requesting Site Plan Modifications pursuant to Section 21.17.020 (Site Plan Modifications).
- b. **Format.** The on-site notice shall be posted on the subject site at least 48 hours prior to the meeting. A minimum of one notice, at least 11 inches by 17 inches in size, shall be posted along each street frontage. The posting shall be placed in the ground or on a fence, wall, or building façade that is set back no more than 10 feet from the street property line.
- C. **Plot Plan.** Public hearings and notice shall not be required. The Zoning Administrator shall issue a Decision Letter within 30 days of deeming the application complete.

21.15.060. DEVELOPMENT REVIEW CRITERIA

The criteria for evaluation under the Development Review processes shall be compliance with the adopted development standards and applicable design guidelines of the area in which the proposed project is located. All projects shall be consistent with applicable design guidelines. An application may be denied if the information provided by the applicant is insufficient to determine compliance with the guidelines.

21.15.070. CONDITIONS OF APPROVAL

- A. **General.** In approving a Development Review Permit, the review authority may impose reasonable conditions deemed necessary to ensure compliance with adopted standards or applicable required findings and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- B. **Timing.** Unless otherwise indicated in a condition of approval, all conditions and requirements imposed through Development Review shall be completed prior to occupancy of new buildings or additions, installation of signs, or operation of a new land use.
 - 1. **Exceptions.** With the posting of security such as a performance bond or other method acceptable to the City, the following improvements may be completed after the above-mentioned events:
 - a. Unless otherwise indicated in a condition of approval, the installation of required landscaping may be postponed for a period no longer than 12 months;
 - b. If specifically provided for in a condition of approval of a Development Plan, required improvements, other than landscaping, may be postponed for periods to be determined by the Planning Commission.
 - 2. **Failure to Comply.** Failure to comply with the requirements of Development Review constitutes a violation of this Zoning Code, which may be punishable as prescribed in Section 21.01.090 (Enforcement).

21.15.080. POST DECISION PROCEDURES

- A. **Delegation of Development Plan Details to the Development Review Committee.** Following approval of a Master Development Plan or Development Plan at a public hearing, the review authority may refer certain details of Master Development Plan or Development Plan applications to the Development Review Committee or Zoning Administrator for final approval. Examples of the appropriate level of details to be referred would include but would not be limited to single-family dwellings within planned development zones, landscaping materials, signage, building elevation details including colors, and masonry walls and fences. See Section 21.24.040 (Permit Modifications).
- B. **Delegation of Site Plan Details to the Director.** Following approval of a Site Plan, the Development Review Committee may refer certain details to the Zoning Administrator for final approval. Examples of the appropriate level of details to be referred would include, but would not be limited to, landscaping materials, signage, building elevation details including colors, and masonry walls and fences. See Section 21.24.040 (Permit Modifications).
- C. **Extensions, Modifications, and Appeals.** The procedures and requirements in Chapter 21.24 (Permit Implementation, Extensions, Modifications, and Revocations), and those related to appeals in Chapter 21.25 (Appeals and Calls for Review) shall apply following the decision on a Development Review application.

CHAPTER 21.16. DEVELOPMENT PLANS

21.16.010. DEVELOPMENT PLAN REQUIREMENTS

- A. **Planning Commission Hearing.** A Development Plan is a discretionary Planning Commission review process that includes public notice with a public hearing.
- B. **Projects Subject to Development Plan.** The following types of development projects shall be subject to Planning Commission approval of a Development Plan:
 - 1. **Single-Family Residential.** All single-family residential units located within a Planned Development Zoning Overlay, a Special Planned Development Zoning Overlay, and/or involving 11 or more units.
 - 2. **Multi-Family Residential.**
 - a. Housing development projects with 11 or more dwelling units per lot. (NOTE: This is figured cumulatively, i.e., the addition of an 11th dwelling unit shall require approval of a development plan; threshold measurement shall be as defined in Subsection 21.15.020B.)
 - b. Residential projects with 10 or fewer units that do not comply with Chapter 21.50 (Objective Design Standards for Multifamily and Mixed-Use Development)
 - 3. **Commercial, Industrial, and Institutional.**
 - a. Construction of buildings with 10,000 or more gross square feet.
 - b. Additions to buildings that result in a total building size greater than 10,000 gross square feet.
 - (1) Exception: Additions of less than 10 percent or 10,000 gross square feet, whichever is less, and not exceeding one such addition in any 12-month period, are exempt from the requirement for Development Plan review and instead

subject to Site Plan review, provided that all necessary infrastructure has been installed, all necessary dedications have been made, and no special conditions are necessary.

- c. Construction of buildings with less than 10,000 gross square feet if all necessary infrastructure has not been installed, all necessary dedications have not been made, or special conditions are necessary.
 4. Pregrading. Pregrading of a site (without any accompanying development plans) where the surface area is greater than 20,000 square feet. (NOTE: This is figured cumulatively, i.e., the addition of 1,000 square feet of graded area to a 19,000 square-foot graded area shall require approval of a Development Plan.)
 5. Planned Development and Special Planned Development Zoning Overlays. All development in the Planned Development Zoning Overlay or Special Planned Development Zoning Overlay.
 6. Sign Programs. Comprehensive sign programs.
 7. Projects Subject to Environmental Review. Projects subject to CEQA for which either a negative declaration, mitigated negative declaration, or an environmental impact report is required.
- C. **Required Findings.** Before a Development Plan approval may be granted, the review authority shall make all of the findings set forth in this Subsection, unless otherwise noted, and may impose conditions of approval as necessary to make these findings:
1. The design and intensity (density) of the proposed project is consistent with the following:
 - a. The goals and policies established by the General Plan;
 - b. The policies and development standards established by any applicable specific plan;
 - c. The Zoning Code, including the purpose and intent of the zone in which a development project is located as well as applicable design and development standards;
 - d. All other adopted codes, policies, standards, and plans of the City, including design guidelines adopted by Resolution by the Planning Commission;
 2. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity;
 3. The proposed project accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the City and scenic corridors and contributes to the orderly development of the city as a whole;
 4. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
 5. The proposed Development Plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures;
 6. For Special Planned Developments, the proposed Development Plan is in conformance with the findings listed in Section 21.11.060 (Required Findings).
 7. For a project that is defined as a "Housing Development Project" by the Housing Accountability Act (California Government Code Section 65589.5(h)(2)), and any project evoking any provision of state law that references objective design standards for residential development, including but not

limited to Government Code Section 65589.5 (Housing Accountability Act) and Government Code Section 65913.4 (SB 35), the proposed project complies with all applicable objective General Plan, Zoning Code, Subdivision, and development standards including objective design review standards. Findings 1 – 6 above are not required.

21.16.020. DEVELOPMENT PLAN MODIFICATIONS.

- A. **Purpose.** The Development Plan Modification is established for the purpose of allowing development approaches that are not permitted as a matter of right but which may be considered compatible and appropriate if such uses or features are designed or arranged on a site or in a structure in a particular manner and in accordance with conditions imposed by the review authority, allowing the review authority to make minor deviations from the development standards applicable to a property in order to promote an integrated design approach and quality.
- B. **Allowed Modifications by City Council.** The City Council shall be authorized to make modifications to zoning standards to allow for projects to exceed maximum height limits with habitable space as part of the Development Plan approval process.
- C. **Allowed Modifications by Planning Commission.** The Planning Commission shall be authorized to make modifications to zoning standards as part of the Development Plan review process as outlined in Table 21.16-1 (Development Plan Modifications).

**Table 21.17-1
Development Plan Modifications**

Modification	Zoning Code Section
Modification to allowed fence height (major)	Section XXX
Master Sign Programs that allow modified sign configurations and quantity	Section XXX
Modification to parking standards resulting in up to 20% reduction in required spaces	Section XXX
Modification to grading standards:	
Retaining wall heights	Section XXX
Height of graded slopes	Section XXX
Modification to required frontage improvements (sidewalk, curbs, and gutters)	Section XXX
Modification to allowed Building Form types – Uptown / Town Center Specific Plan	Section XXX
Modification to required setback to protect oak tree(s)	Section XXX
Modification to required height limit for architectural enhancements that do not include habitable space	Section XXX
Provide flexibility in minimum lot sizes, widths, and depths to result in a superior site design (e.g., to cluster lots to	Section XXX

preserve natural resources) without exceeding maximum allowed density	
Modification to required building separation requirements	Section XXX
Modifications to Objective Design Standards for Multifamily and Mixed-Use Development exceptions	Chapter 21.50

D. **Required Findings.** Before a Development Plan Modification approval may be granted, the review authority shall make all of the findings set forth in this Subsection and may impose conditions of approval as necessary to make these findings:

1. All applicable findings of Subsection 21.16.010C (Required Findings) are made;
2. There are no alternatives to the requested modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the public.
3. The modification will not be detrimental to the health, safety, or general welfare of the persons within the vicinity.
4. The modification results in a superior project (e.g., more usable open space, more creative design, better interface with neighboring properties and/or public realm, less grading or a less exposed public view of grading, protection of oak trees).
5. The characteristics of the project and the degree of potential for the project to negatively impact neighboring properties justify the modification.
6. The modification does not preclude or prevent adequate fire protection.
7. The modification does not impair the sight distance of vehicles on the street or on the driveway of adjacent lots.
8. For parking reductions, the parking reduction is supported by a parking demand study that outlines the unique characteristics of the proposed use, trip reduction or alternative parking measures, and evidence that the reduction will not be detrimental to surrounding properties. Based on the parking study, the Planning Commission may impose conditions deemed necessary to ensure that the appropriate parking demand is maintained as set forth in the parking demand study.

CHAPTER 21.17. SITE PLANS

21.17.010. SITE PLAN REVIEW REQUIREMENTS

- A. **Development Review Committee Meeting.** A Site Plan is a review process of minor development projects by the Development Review Committee (DRC) that includes a public meeting.
- B. **Projects Subject to Site Plan.** The following types of development projects shall be subject to DRC approval of a Site Plan:
1. Single-Family Residential.
 - a. Dwellings within the Planned Development Zoning Overlay.
 - b. Dwellings within the Special Planned Development Zoning Overlay if referred from a higher review authority;

- c. Dwellings requesting a Site Plan Modification allowed by Section 21.17.020.
- 2. Multi-Family Residential.
 - a. Housing development projects with 2 to 10 dwelling units per lot that are defined as a "housing development project" by the Housing Accountability Act (California Government Code Section 65589.5(h)(2)).
 - b. Room additions, accessory buildings, and exterior alterations to multi-family housing developments that are visible from public streets and other public vantage points.
- 3. Commercial, Industrial, and Institutional.
 - a. Construction of buildings with less than 10,000 gross square feet if all necessary infrastructure has been installed, all necessary dedications have been made, and no special conditions are necessary.
 - b. An addition that expands the size of the building by up to =10 percent or 10,000 gross square feet, whichever is greater, and not exceeding one such addition in any 12-month period, provided that all necessary infrastructure has been installed, all necessary dedications have been made, and no special conditions are necessary. (See exception for small additions not visible from public streets and other public vantage points in Plot Plans [Section 21.18.010]).
 - c. Accessory buildings up to 10,000 square feet provided that all necessary infrastructure has been installed, all necessary dedications have been made, and no special conditions are necessary.
 - d. Exterior alterations to existing buildings that are visible from public streets and other public vantage points.
 - e. Fences, walls, and screening for outside storage and display areas.
- 4. Pregrading. Pregrading of a site (without any accompanying development plans) where the surface area is 20,000 or less square feet.
- 5. Signs. All signs, except signs implemented as part of an approved Sign Program and that are not visible from a public right-of-way, change of copy within existing sign structures, and directional signs.

21.17.020. SITE PLAN MODIFICATIONS.

- A. **Purpose.** The Site Plan Modification is established for the purpose of allowing development approaches that are not permitted as a matter of right but which may be considered compatible and appropriate if such uses or features are designed or arranged on a site or in a structure in a particular manner and in accordance with conditions imposed by the review authority, allowing the review authority to make minor deviations from the development standards applicable to a property in order to promote an integrated design approach and quality.
- B. **Allowed Modifications by the Development Review Committee.** The DRC shall be authorized to make modifications to zoning standards as part of Site Plan review process as outlined in Table 21.17-1 (Site Plan Modifications).

**Table 21.17-1
Site Plan Modifications**

Modification	Zoning Code Section
Modification to allowed fence height (minor)	Section XXX
Modification to signs requirements – minor configuration changes	Section XXX
Modification to parking standards: Tandem spaces	Section XXX
2-5 vehicles associated with a Home Occupation	Section XXX
Modification to driveway requirements (width and slope)	Section XXX
Modification to grading standards: Retaining wall height increases not exceeding 2 vertical feet	Section XXX
Modification to Home Occupation Permits requirements – minor exceptions	Section XXX
Modification to Uptown / Town Center Specific Plan requirements:	Section XXX
Building Form types	Section XXX
Building Frontage types	Section XXX
Parking lot access and loading (not from alley)	Section XXX
Modification to required roof materials	Section XXX
Modification to accessory storage sheds requirements – more than 2 per lot (120 square feet area)	Section XXX
Detached Accessory Buildings in multi-family zones (more than 50% of gross floor area)	Section 21.33.060B

- C. **Required Findings.** Before a Site Plan Modification approval may be granted, the review authority shall make all of the findings set forth in this Subsection, unless otherwise noted, and may impose conditions of approval as necessary to make these findings:
1. There are no alternatives to the requested modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the public.
 2. The modification will not be detrimental to the health, safety, or general welfare of the persons within the vicinity.
 3. The modification results in a superior project (e.g., more usable open space, more creative design, better interface with neighboring properties and/or public realm, less grading or a less exposed public view of grading, protection of oak trees).
 4. The characteristics of the project and the degree of potential for the project to negatively impact neighboring properties justify the modification.
 5. The modification does not preclude or prevent adequate fire protection.
 6. The modification does not impair the sight distance of vehicles on the street or on the driveway of adjacent lots.

CHAPTER 21.18. PLOT PLANS

21.18.010. PLOT PLAN REVIEW REQUIREMENT

- A. **Zoning Administrator Review of Plot Plans.** A Plot Plan is a review process of minor details and development projects by the Zoning Administrator.
- B. **Projects Subject to Plot Plan.** The following types of development projects shall be subject to Zoning Administrator approval of a Plot Plan:
 - 1. **Single-Family Residential.**
 - a. Individual single-family residences.
 - b. Referrals from the higher Review Authority for dwellings within the Planned Development Zoning Overlay and/or the Special Planned Development Zoning Overlay.
 - 2. **Multi-Family Residential Additions.** Room additions, accessory buildings, and exterior alterations that are not visible from public streets and other public vantage points and that do not increase the number of dwelling units on site.
 - 3. **Commercial, Industrial, and Institutional.**
 - a. Additions less than 1,000 square feet, accessory buildings, and exterior alterations that are not visible from the public right-of-way and other public vantage points.
 - b. Change of copy within existing sign structures, directional signs, and signs implemented as part of an approved Sign Program that are not visible from a public right-of-way.
 - c. Outdoor seating areas for restaurants outside the Uptown/Town Centre Specific Plan area.
 - d. Landscaping.
 - e. Parking lots.
 - f. Installation of accessory uses/structures such as automatic teller machines, replacement gasoline pumps, trash bin enclosures, electrical transformer boxes, electric charging stations, and freestanding solar collectors (photovoltaic systems)..

21.18.020. PLOT PLAN REVIEW CODE CONSISTENCY.

Plot plan review processes are a ministerial process that must be consistent with all applicable zoning standards, without modifications. Any requests for modifications to development standards for a project subject to Plot Plan review will elevate the development review to Site Plan or Development Plan review, depending on the modification requested.

CHAPTER 21.19. CONDITIONAL USE PERMITS AND ADMINISTRATIVE USE PERMITS

21.19.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** The Conditional and Administrative Use Permit review and approval process is intended to apply to uses that are usually consistent with the purposes of the zoning district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. Conditional Use and Administrative Use Permits, which may be revocable and conditional, are intended to provide sufficient flexibility in the use regulations to further the objectives of this Zoning Code and to provide the City with the opportunity to impose special conditions to mitigate potential impacts that could result from allowing the use(s) at the requested location.
- B. **Applicability.** Approval of a Conditional Use Permit or Administrative Use Permit is required for uses or developments specifically identified in Table 21.33-1, and/or any other section of this Title that requires a Conditional Use Permit or Administrative Use Permit.

21.19.020. REVIEW AUTHORITY

- A. **Conditional Use Permits.** The Planning Commission shall act as the review authority for Conditional Use Permits based on consideration of the requirements of this Chapter.
- B. **Administrative Use Permits.** The Zoning Administrator shall act as the review authority for Administrative Use Permits. The Zoning Administrator may, at his/her discretion, refer any application for an Administrative Use Permit for a project that may generate substantial public controversy or involve significant land use policy decisions to the Planning Commission for decision. In that case, the application shall be processed as a Conditional Use Permit.

21.19.030. APPLICATION PROCESSING

An application for a Conditional Use Permit or Administrative Use Permit shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 21.19.050 (Required Findings) below. Initial review of the application, including time requirements and requests for information, shall be as provided in Section 21.09.060 (Initial Application Review).

21.19.040. NOTICE AND HEARING

- A. **Conditional Use Permits.**
 - 1. The Planning Commission shall conduct a public hearing on an application for a Conditional Use Permit before making a decision on the application to approve, approve subject to conditions, or deny the application.
 - 2. Notice of the hearing shall be provided and the hearing shall be conducted in compliance with Chapter 21.26 (Public Hearings and Notice).
- B. **Administrative Use Permits.** Before a decision on an Administrative Use Permit is made, the City shall provide mailed notice as follows:
 - 1. **Notice Required.**
 - a. The mailed notice shall state that the Zoning Administrator will decide whether to approve, approve subject to conditions, or deny the Administrative Use Permit application on a date

specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision.

- b. Any written request for a hearing shall be based on issues of significance directly related to the application (e.g., provision of evidence that the request cannot meet one or more of the findings specified in Section 21.19.050 (Required Findings) below).
- c. If the Zoning Administrator determines that the evidence has merit and can be properly addressed by a condition(s) added to the Administrative Use Permit approval, the Zoning Administrator may consider the permit without a hearing in compliance with Subparagraph 2. b., below.

2. **Hearing.**

- a. If a public hearing is requested and the provisions of Subparagraph B.1.c., above, do not apply, a hearing before the Zoning Administrator shall be scheduled, noticed, and conducted in compliance with Chapter 21.26 (Public Notices and Hearings).
- b. If no public hearing is requested, the Zoning Administrator shall render a decision on or after the date specified in the notice referred to in Subparagraph B.1.a., above.

21.19.050. REQUIRED FINDINGS

The review authority may approve or conditionally approve a Conditional Use Permit or Administrative Use Permit only if it first makes all of the following findings:

- A. **Consistency.** The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zoning district, subject to the granting of a Conditional Use Permit or Administrative Use Permit, and complies with all other applicable provisions of this Zoning Code and the Municipal Code;
- B. **Compatibility.** The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;
- C. **Suitability.**
 - 1. The site is physically suitable in terms of:
 - a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking;
 - b. Streets and highways adequate to accommodate public and emergency vehicle (e.g., fire and medical) access;
 - c. Public protection services (e.g., fire protection, police protection, etc.); and
 - d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).
 - 2. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

3. **Housing Development Projects.** For a project that is defined as a “Housing Development Project” by the Housing Accountability Act (California Government Code Section 65589.5(h)(2)), and any project evoking any provision of state law that references objective design standards for residential development, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Government Code Section 65913.4 (SB 35):
 - a. If the proposed project complies with all applicable objective General Plan, Zoning Code, Subdivision, and development standards including objective design review standards (Chapter 21.50), Finding B above is not required.
 - b. If the proposed project does not comply with all applicable objective General Plan, Zoning Code, Subdivision, and development standards including objective design review standards (Chapter 21.50) and the project has chosen an alternative, discretionary development review path, Finding B above shall be required.

21.19.060. CONDITIONS OF APPROVAL

In approving a Conditional Use Permit or Administrative Use Permit, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required by Section 21.19.050 (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.

21.19.070. PERMIT TO RUN WITH THE LAND

A Conditional Use Permit or Administrative Use Permit approved in compliance with the provisions of this Chapter shall continue to be valid upon a change of ownership of the business, parcel, service, structure, or use that was the subject of the permit application in the same area, configuration, and manner as it was originally approved in compliance with this Chapter.

21.19.080. CONDITIONAL USE PERMIT/DEVELOPMENT PLAN COMBINED ACTION

For projects that require both a Conditional Use Permit and a Development Plan, these applications may be consolidated with one combined set of conditions of approval and one approval resolution.

21.19.090. POST DECISION PROCEDURES

- A. **Expansion of Uses.** No expansion of uses or services as described in the original application shall be allowed unless a new or amended Conditional Use Permit or Administrative Use Permit, as applicable, is first filed and approved for the proposed expansion, in compliance with this Chapter.
- B. **Extensions, Modifications, and Appeals.** The procedures and requirements in Chapter 21.24 (Permit Implementation, Extensions, Modifications, and Revocations), and those related to appeals in Chapter 21.25 (Appeals and Calls for Review) shall apply following the decision on a Conditional Use Permit or Administrative Use Permit application.

CHAPTER 21.20. TEMPORARY USE PERMITS

21.20.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** This Chapter establishes a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur.
- B. **Applicability.** For purposes of this chapter, a temporary land use activity is defined as a land use that is interim, non-permanent, and/or seasonal in nature, located on private property, and lasting from one to 30 days, and generally not more than 30 consecutive days in duration. Temporary uses shall consist of the following categories:
 - 1. **Exempt Temporary Uses.** Exempt temporary uses, as identified in Section 21.20.020 (Exempt Temporary Uses), that do not require issuance of a Temporary Use Permit.
 - 2. **Allowed Temporary Uses.** Non-exempt temporary uses, including special events, as identified in Section 21.20.020 (Allowed Temporary Uses), that require a Temporary Use Permit.

21.20.020. EXEMPT TEMPORARY USES

The following uses do not require a Temporary Use Permit:

- A. Seasonal stands (e.g., pumpkin and Christmas tree sales) without a caretaker unit;
- B. Construction offices in conjunction with an approved development project;
- C. On-site construction yards or on immediately adjacent properties (with a valid building permit);
- D. Garage and rummage sales (subject to Section 21.20.040);
- E. Temporary food service (e.g., food trucks, barbecues) lasting less than seven days in one location on a property with an existing commercial or industrial use.
- F. Food trucks/trailers located in one location less than seven days (subject to Section 21.20.040).
- G. Sidewalk vending (subject to Section 21.20.040).

21.20.030. ALLOWED TEMPORARY USES

- A. The following activities may be approved by a Temporary Use Permit:
 - 1. Real estate sales offices (within approved development projects);
 - 2. Parking lot sales and other promotional events where only on-site businesses are participating if longer than seven days (if less than seven days, no Temporary Use Permit is required);
 - 3. Trailers/temporary buildings in conjunction with an existing on-site business (maximum of 12 months);
 - 4. Trailers/temporary buildings in conjunction with the construction of a building and with available paved parking (maximum of 12 months);
 - 5. Temporary food service (e.g., food trucks, barbecues) lasting seven or more days at one location (if less than seven days, no temporary use permit is required) when located on a property with an existing commercial or industrial use;
 - 6. Food trucks/trailers located in one location on private commercial property more than seven days.

7. Seasonal stands (e.g., pumpkin and Christmas tree sales) with a caretaker unit;
 8. Circuses, carnivals, fairs, festivals, and concerts;
 9. Off-site construction yards with a valid building permit (unless on immediately adjacent property);
 10. Similar temporary uses as determined by the Zoning Administrator.
- B. **Temporary Uses Requiring an Administrative Use Permit.** Other temporary events and special events, outdoor sales, and displays may be allowed with the approval of an Administrative Use Permit pursuant to Chapter 21.19 (Conditional and Administrative Use Permits) so long as they are determined to not impact neighboring uses or otherwise create significant impacts.

21.20.040. USES REQUIRING SPECIAL REGULATORY PROVISIONS

Because of the temporary nature and unique aspects of certain activities, special regulatory provisions are established for the following:

- A. **Rummage Sales.** Rummage sales are expressly prohibited within the city limits, except when conducted by a charitable or nonprofit organization within a completely enclosed permanent building or structure, or when located on the site of an existing church, social hall, school, clubhouse, auditorium, recreation building, theater, or a location of similar nature.
- B. **Garage or Yard Sales.**
1. Garage or yard sales may be conducted at dwellings throughout the city; provided, that the merchandise which has been placed on sale is the result of the normal accumulation of used items acquired by a single family or group of families, and is not in any way connected with an established business; and provided further, that the occupants of a dwelling shall be limited to two garage or yard sales per year, each having a duration of no more than two consecutive days.
 2. Signs advertising garage or yard sales shall not be posted on public property. Signs on private property shall be removed within twenty-four hours after the sale.
- C. **Food Trucks/Trailers.** Food trucks and trailers are subject to the following provisions:
1. Food trucks and trailers shall be located on private commercial property.
 2. Food trucks and trailers and associated equipment (e.g., tables, chairs, garbage receptacles, etc.) shall not alter the circulation pattern of parking lots nor shall they be parked in restricted areas marked for "no parking", "fire lane", etc.
 3. Food trucks shall not block egress from a building. Food trucks shall provide adequate garbage receptacles for customer disposal of garbage.
 4. Food truck operators shall have a valid City of Paso Robles business license.
 5. Food trucks and associated equipment shall not be stored overnight at the location of vending.
- D. **Sidewalk Vending.** Sidewalk vendors are subject to the following provisions:
1. Sidewalk vending is permitted on paved sidewalks within the public right-of-way only.
 2. Sidewalk vending shall not block the accessible path of travel nor curb ramps.
 3. Sidewalk vending is not permitted within parks with a concession agreement.
 4. Stationary vending is not permitted in residential zoning districts.

5. Sidewalk vendors shall have a valid City of Paso Robles business license.
6. No motorized vehicles are permitted on City sidewalks or within parks.
7. Carts, tables, and other equipment and supplies shall not be left unaccompanied nor stored in the public right-of-way or parks overnight.

21.20.050. APPLICATION PROCESSING

An application for a Temporary Use Permit shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). An application for a Temporary Use Permit for a seasonal stand with a caretaker unit, circus, carnival, fair, festival, and concert shall be filed no less than 60 days prior to the date on which the temporary use is planned to commence. An application for a Temporary Use Permit for all other allowed uses shall be filed no less than two weeks prior to the date on which the temporary use is planned to commence. The Zoning Administrator may waive this time period requirement based on circumstances which prevent a timely filing.

21.20.060. ACTION BY THE ZONING ADMINISTRATOR

All requests for Temporary Use Permits on private property may be approved, conditionally approved, or denied by the Zoning Administrator (subject to agreement by other affected departments). The Zoning Administrator may refer applications to the Planning Commission or its designated subcommittees.

21.20.070. FINDINGS FOR APPROVAL AND REVOCATION

- A. **Required Findings.** The review authority may approve or conditionally approve a Temporary Use Permit application only if it first makes all of the following findings:
 1. The proposed use is temporarily permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of the Building and Fire Codes.
 2. The subject site is physically suitable for the type and density/intensity of the proposed use.
 3. The location, size, design, and operating characteristics of the proposed temporary use will not adversely impact surrounding properties.
 4. The proposed temporary use will not adversely impact the public health, safety, or welfare.
 5. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.
 6. There are adequate provisions for public access, parking, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.
- B. **Revocation.** A Temporary Use Permit may be revoked or modified by the Zoning Administrator if any one of the following findings can be made:
 1. That circumstances have changed so that one or more of the required findings can no longer be made;
 2. That the Temporary Use Permit was obtained by fraud or misrepresentation;
 3. That one or more of the conditions of the Temporary Use Permit have not been met; and
 4. That the use is in violation of any statute, ordinance, law, or regulation.

21.20.080. CONDITIONS OF APPROVAL

- A. **General.** In approving a Temporary Use Permit, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required in Subsection 21.20.070.A (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- B. **Conditions.** Conditions may include, but are not limited to, the following: hours of operation, provisions for parking areas, lighting and signage, traffic circulation and access, performance standards, and other measures necessary to not adversely impact surrounding properties.

21.20.090. PERMIT DURATION

In no case shall a Temporary Use Permit be approved for longer than 12 months. Approval of a Temporary Use Permit shall not be an entitlement that runs with the land and shall not be assignable or transferable to any other person.

21.20.100. CONDITION OF SITE FOLLOWING TEMPORARY USE

Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use and shall continue to be used in compliance with this Title.

CHAPTER 21.21. HOME OCCUPATION PERMITS

21.21.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** It is the purpose of this Chapter to:
 - 1. Define home occupations as an accessory use of a dwelling unit for operating a business as allowed by this Chapter;
 - 2. Allow for the conduct of home occupations that are deemed incidental to, and compatible with, surrounding residential uses;
 - 3. Recognize that a residential property owner or resident has a limited right to conduct a small business from a legal residence, and that a neighbor, under normal circumstances, would not be aware of its existence;
 - 4. Maintain the residential character of residential neighborhoods; and
 - 5. Prevent the use of home occupations from transforming a residential neighborhood into a commercial area.
- B. **Applicability.** No person shall commence or carry on any home occupation within the city without first having procured a Home Occupation Permit approval from the Zoning Administrator. The Zoning Administrator shall issue an approval when the applicant shows that the home occupation meets all requirements of this Chapter. Every home occupation shall fully comply with all City, County, and State codes, ordinances, rules, and regulations.

- C. **Permit Not Transferable.** No Home Occupation Permit shall be transferred or assigned, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the home occupation for which the permit was issued.

21.21.020. COMPLIANCE WITH STANDARDS AND CONDITIONS

- A. **Compliance Required.** Home occupations shall comply with the applicable locational, developmental, and operational standards identified in this Section as well as any conditions imposed on the Home Occupation Permit.
- B. **Required Standards.** Each home occupation shall comply with all of the following standards:
1. The profession or other occupation shall be carried on by one or more members of the household residing on the premises and no more than one non-resident full-time equivalent employee, with only one such employee working at the premises at any one time.
 2. Only one additional personal vehicle for the non-resident is permitted on the property or public right-of-way while employee is working at the premises.
 3. Parking of commercial vehicles associated with the home occupation shall meet the following requirements:
 - a. A vehicle with external lettering or other script pertaining to the home occupation is considered to be a commercial vehicle. Such lettering or script shall not divulge the dwelling's location.
 - b. No more than one commercial vehicle (self-propelled and/or a towable trailer with equipment) parked on the property or the public right-of-way is allowed unless a modification is approved through the Site Plan Modification process (Section 21.17.020) if provided with adequate screening and found to not be a nuisance for the neighborhood.
 - c. Commercial vehicle shall not have a rated gross vehicle weight (GVW) capacity in excess of 10,000 lbs. If a modification is approved by the DRC to allow additional vehicles, the combined GVW of all vehicles shall not exceed 10,000 lbs.
 - d. Commercial vehicles shall be parked/located outside the front setback.
 - e. Commercial vehicles shall be located behind a fence at least six feet in height.
 4. The profession or other occupation shall be carried on wholly within the main building or an accessory building.
 5. Not more than 50 percent of the floor area of the ground floor of the principal building is used for the occupation.
 6. There shall be no exterior storage of materials or equipment (including food trucks, trailers, construction equipment, and oversized vehicles not otherwise permitted by Section 21.21.020B), and no other exterior indication of such home occupation or variation from the residential character of the principal building except those required to ensure adequate screening.
 7. There shall be no retail sales on the premises except for "cottage food operations" as defined by Section 113758 of the California Health and Safety Code for which no more than one client is allowed within the premises at a time.
 8. The following types of businesses are considered allowable as home occupations:

- a. Home office for services provided or conducted outside of the home or on the internet;
 - b. Tutoring/teaching, including musical or dance instruction, provided that no more than one student is served at a time;
 - c. "Cottage food operations" as defined by Section 113758 of the California Health and Safety Code and subject to prior issuance of a permit for a cottage food operation from the County Health Department as required by Health and Safety Code Section 114365;
 - d. Handcraft or artwork production, including, but not limited to, pottery and ceramics, artistic glass or metalwork, electronic components, woodcarving and woodworking (except for mass-production operations such as cabinet shops), antique furniture restoration, painting and photography, except when such use involves on-site use of equipment requiring more than standard household electrical current at one hundred ten (110) or two hundred twenty (220) volts or that produces noise, dust, odor, light, or vibration detrimental to occupants of adjoining dwellings;
 - e. Daycare for up to 14 children;
 - f. Personal trainer, provided that no more than one student is served/present onsite at any one time;
 - g. Art studio;
 - h. Tailor/dress-maker; or
 - i. Similar uses as determined by the Zoning Administrator.
- 9. There shall be no onsite signs identifying the business.
 - 10. Hours of operation shall be limited to normal business hours that are compatible with a neighborhood environment.
- C. Modifications to these standards may be permitted through the Site Plan Modification Process (Section 21.70.020) as follows:
- 1. Types of businesses not listed as an allowed home occupation (except those listed as prohibited in Section 21.21.030) may be allowed; or
 - 2. Commercial vehicle standards may be modified, not to exceed a maximum of five vehicles.

21.21.030. EXCLUDED OPERATIONS

- A. **Prohibited Businesses.** The following types of businesses are not permitted as home occupations:
- 1. Animal hospital;
 - 2. Medical practices including medical, dental, chiropractic, and similar services;
 - 3. Massage;
 - 4. Pet sitting with overnight stays;
 - 5. Automotive repair;
 - 6. Small engine repair;

7. Mobile (tire and oil change) car repair,
8. Barber or beauty shop;
9. Restaurant;
10. Tavern;
11. Wine-tasting;
12. Automotive dealership of any size/type; or
13. Similar uses as determined by the Zoning Administrator to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of residents, because of the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes, shall not be allowed.

- B. **Exception for Hardship.** The Planning Commission may grant an exception to the strict application of the above requirements when the applicant is able to show that there is a hardship upon the applicant which warrants such an exception. In such cases, the applicant must prove that the activity for which the permit is requested is one that is light, clean, free from noise, and will have no adverse effect upon the residential character of the neighborhood. All such applications shall be granted by a Conditional Use Permit and shall be subject to annual review.

21.21.040. BUSINESS LICENSE REQUIRED

Every Home Occupation Permit permittee shall obtain and maintain a valid business license.

21.21.050. APPLICATION FILING, PROCESSING, AND REVIEW

Applications for Home Occupation Permits shall be filed, in writing, with the Zoning Administrator by the person who intends commencing or carrying on a home occupation. The application shall be upon forms furnished by and in the same manner prescribed by the Zoning Administrator. Where the applicant is not the owner of the lot on which the home occupation is proposed to be conducted, the application shall be accompanied by the written consent of the owner or his/her agent.

21.21.060. REQUIRED FINDINGS AND DECISION

- A. **Review Authority and Required Findings.** The Zoning Administrator (or the Planning Commission on a referral or appeal) may approve a Home Occupation Permit application, with or without conditions, only if it first makes all of the following findings. Failure of the review authority to make all of the following findings shall result in denial of the Home Occupation Permit application:
1. The proposed home occupation will be consistent with the General Plan, any applicable specific plan, and the development and design standards of the subject residential zoning district;
 2. The proposed home occupation shall be located and conducted in full compliance with all of the standards specified in Chapter 22.21 (Home Occupation Permits) and all conditions imposed on the Home Occupation Permit;

3. The proposed home occupation will not be detrimental to the public convenience, health, interest, safety, or welfare, or materially injurious to the properties or improvements in the immediate vicinity; and
 4. The proposed home occupation will not interfere with the use or enjoyment of neighboring existing or future residential development and will not create traffic or pedestrian hazards.
- B. **Decision.** Within 30 working days after the filing of a complete application for a Home Occupation Permit, the Zoning Administrator shall either issue, issue with conditions, or deny the permit and shall serve notice of such action upon the applicant by sending a copy of such notice to the applicant at the address appearing on the application. The Zoning Administrator's decision shall be final unless an appeal is filed pursuant to Chapter 21.25 (Appeals and Calls for Review).

21.21.070. PERMIT EXPIRATION

Home Occupation Permits shall immediately expire upon discontinuance of the home occupation or expiration of the business license.

21.21.080. INSPECTIONS

The Zoning Administrator shall have the right at any time during normal City Hall business hours, upon request, to enter and inspect the premises subject to a Home Occupation Permit in order to verify compliance with permit conditions of approval.

21.21.090. ACKNOWLEDGEMENT BY APPLICANT

A Home Occupation Permit shall not be valid until signed by the applicant and homeowner, with the signature(s) acknowledging the full understanding and agreement with all of the conditions, and agreement to waive any right to later challenge any conditions imposed as unfair, unnecessary, or unreasonable.

21.21.100. PERMIT NOT TRANSFERABLE

A new Home Occupation Permit and Business License, for the same or different home occupation conducted by a new resident, shall be obtained before conducting an allowed home occupation.

21.21.110. CHANGES IN HOME OCCUPATION

A change in the type of home occupation activity (e.g., a change from one allowed activity to another allowed activity) conducted by the original resident/permittee shall also require a new Home Occupation Permit and Business License before conducting an allowed home occupation.

21.21.120. POST-DECISION PROCEDURES

The procedures and requirements in Chapter 21.24 (Permit Implementation, Extensions, Modifications, and Revocations), and those related to appeals in Chapter 21.25 (Appeals and Calls for Review) shall apply following the decision on a Home Occupation Permit application.

CHAPTER 21.22. VARIANCES

21.22.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** The Variance procedure is intended to permit minor adjustments to the strict application of the provisions of this Title where it would deprive the property owner of privileges enjoyed by similar properties because of the subject property's unique and special conditions.
- B. **Applicability.** Variances may be granted to vary or modify dimensional and performance standards but may not be granted to allow uses or activities that this Title does not authorize for a specific lot or property size.
- C. **Limitations.** This Chapter does not grant the power to approve Variances to allow land uses or activities in a zoning district where the use or activity is explicitly prohibited.

21.22.020. APPLICATION FILING, PROCESSING, AND REVIEW

- A. **Application.** An application for a Variance shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). It is the responsibility of the applicant to provide evidence in support of the findings required by Section 21.22.030 (Required Findings) below. Initial review of the application, including time requirements and requests for information, shall be as provided in Section 21.09.060 (Initial Application Review).
- B. **Review Authority.** The Planning Commission shall act as the review authority for Variance applications based on consideration of the requirements of this Chapter.
- C. **Notice and Hearings.**
 - 1. The Planning Commission shall conduct a public hearing on an application for a Variance before making a decision on the application to approve, approve subject to conditions, or deny the application.
 - 2. Notice of the hearing shall be provided and the hearing shall be conducted in compliance with Chapter 21.26 (Public Hearings and Notice).

21.22.030. REQUIRED FINDINGS

The review authority may approve a Variance application, with or without conditions, only if it first makes all of the following findings:

- A. The Variance will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity;
- B. The Variance will not authorize a use or activity that is not otherwise expressly authorized in the subject property's zoning classification;
- C. There are exceptional or extraordinary circumstances applicable to the subject property (e.g., location, shape, size, surroundings or topography), so that the strict application of this Title denies the property owner of privileges enjoyed by others in the vicinity and identical zoning district;
- D. The Variance will not create a special privilege for the subject property that is inconsistent with the limitations on other properties in the vicinity and within the same zone; and

- E. The granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- F. The Variance is not contrary to the purpose, goals, and policies of the General Plan, the Zoning Code and any applicable specific plan.

21.22.040. PRECEDENTS

Each application shall be reviewed on an individual case-by-case basis and the approval of a prior Variance is not admissible evidence for the approval of a new Variance.

21.22.050. CONDITIONS OF APPROVAL

In approving a Variance, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required in Section 21.22.030 (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.

21.22.060. PERMIT TO RUN WITH THE LAND

A Variance approved in compliance with the provisions of this Chapter shall run with the land and confer the rights granted to and conditions placed upon the applicant onto subsequent property owners.

21.22.070. POST DECISION PROCEDURES

The procedures and requirements in Chapter 21.24 (Permit Implementation, Extensions, Modifications, and Revocations), and those related to appeals in Chapter 21.25 (Appeals and Calls for Review) shall apply following the decision on a Variance application.

CHAPTER 21.23. RESERVED

CHAPTER 21.24. ENTITLEMENT IMPLEMENTATION, EXTENSIONS, MODIFICATIONS, AND REVOCATIONS

21.24.010. PURPOSE AND APPLICABILITY

This Chapter provides requirements for the implementation, or “exercising,” of the entitlements required by this Title, including time limits and procedures for approving extensions of time, modifying approved entitlements, and revoking entitlements.

21.24.020. EFFECTIVE DATES OF ENTITLEMENTS

No building permit shall be issued until after the effective dates of final decisions, as indicted in this Section, and then only in accordance with the terms and conditions of the entitlement granted:

- A. **General Plan Amendments.** Immediately following City Council adoption of a resolution specifying the decision made.
- B. **Specific Plans (Adoption and Amendment).**

1. **Adopted by Resolution.** Immediately following City Council adoption of a resolution specifying the decision made.
 2. **Adopted by Ordinance.** Thirty days following the second reading of an ordinance.
- C. **Zoning Code Amendments (Map and Text).** Thirty days following the second reading of an ordinance.
- D. **Final Maps.** Immediately following City Council adoption of a resolution specifying the decision made.
- E. **Tentative Tract Maps and Tentative Parcel Maps.** Fifteen calendar days following review authority adoption of a resolution specifying the decision made; provided, that an appeal has not been filed to the City Council and/or that the City Council has not called the Tentative Tract Map or Parcel Map up for City Council hearing.
- F. **Lot Line Adjustments.** Fifteen calendar days following Zoning Administrator decision; provided, that an appeal has not been filed to the Planning Commission and/or that the Planning Commission has not called the Lot Line Adjustment up for Commission hearing.
- G. **Development Review – Development Plan (with or without modifications).** Fifteen calendar days following review authority adoption of a resolution specifying the decision made; provided, that an appeal has not been filed to the City Council and/or that the City Council has not called the Development Plan up for City Council hearing. Staff will place notice of action on Development Plan applications on the next City Council consent agenda within the appeal period, for information purposes.
- H. **Development Review – Site Plan (with or without modifications).** Fifteen calendar days following review authority decision; provided, that an appeal has not been filed to the Planning Commission and/or that the Planning Commission has not called the decision up for Planning Commission review;
- I. **Development Review – Plot Plan.** Fifteen calendar days following a decision by the Zoning Administrator; provided, that an appeal has not been filed to the Planning Commission;
- J. **Conditional Use Permits.** Fifteen calendar days following review authority adoption of a resolution specifying the decision made; provided, that an appeal has not been filed to the City Council and/or that the City Council has not called the Conditional Use Permit up for City Council hearing;
- K. **Administrative Use Permits.** Fifteen calendar days following a decision by the Zoning Administrator; provided, that an appeal has not been filed to the Planning Commission;
- L. **Special Planned Development Zoning Overlay.** Thirty calendar days following the second reading of an ordinance.
- M. **Variances.** Fifteen calendar days following review authority adoption of a resolution specifying the decision made; provided, that an appeal has not been filed to the City Council and/or that the City has not called the Variance up for City Council hearing;
- N. **Street Abandonments.** Immediately following City Council adoption of a resolution specifying the decision made;
- O. **Temporary Use Permits.** Immediately following a decision by the Zoning Administrator; provided, that an appeal has not been filed to the Planning Commission;
- P. **Home Occupations.** Immediately following a decision by the Zoning Administrator; provided, that an appeal has not been filed to the Planning Commission;

- Q. **Zoning Verification.** Immediately following a decision by the Zoning Administrator;
- R. **Interpretations of the Zoning Code.** Immediately following a decision by the Zoning Administrator; provided, that an appeal has not been filed to the Planning Commission or City Council.
- S. **Short-Term Rental Permit.** Fifteen calendar days following the decision of the Zoning Administrator; provided that an appeal has not been filed to the Planning Commission and/or the Planning Commission has not called the Short-Term Rental Permit up for Commission hearing.

21.24.030. TIME TO IMPLEMENT AND TIME EXTENSIONS

- A. **Time Period.** The Review Authority, in the granting of any entitlement, may specify a time, consistent with the purposes of the use and necessary to safeguard the public safety, health and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is specified, any entitlement granted under this Title shall automatically expire when no project or use or time extension (Subsection 21.24.030C) has been initiated within two years after the date of the approval and become null and void.
- B. **Reasonable Limits.** Any time limit set by the applicable review authority shall be reasonable, based upon the size and the nature of the proposed project.
- C. **Actions for Active and Continuous Pursuit.** If, at the end of a two-year period, one of the situations listed below has occurred, said approval shall become invalid.
 - 1. A building or grading permit has not been issued; or
 - 2. A building or grading permit has been issued but construction or grading has not commenced within 180 days of the issuance; or
 - 3. A building or grading permit has been issued and construction or grading has commenced but has subsequently lapsed for a period of 180 days; or
 - 4. A written request for a time extension request and the applicable fee have not been received; or
 - 5. A tentative tract or parcel map associated with the development plan, site plan, or plot plan has expired.
- D. **Time Extensions.**
 - 1. The applicant's written request for a time extension shall be submitted prior to expiration of the entitlement, together with any filing fee.
 - 2. The review authority that approved an entitlement shall be the review authority for an application for a time extension except:
 - a. As provided in Subsection 21.15.040C (Time Limit on Approval);
 - b. For projects originally approved by the City Council, a time extension shall be considered by the Planning Commission; or
 - c. Unless an alternate review authority is specified in the approving resolution.

3. A public hearing in compliance with Chapter 21.26 (Public Hearings and Notice) shall be required for matters that originally required a public hearing.
 4. Time extensions can be granted by the review authority for up to 24 months per request.
 5. In the event the review authority denies the request for extension, the applicant may, within 15 days of the decision, appeal the decision in compliance with Chapter 21.25 (Appeals and Calls for Review).
- E. **Time Extension Required Findings.** An extension of the entitlement, permit, or approval may be granted only if the review authority first makes all of the following findings:
1. There have been no changes in circumstances that would preclude the review authority from making the findings upon which the original approval was based;
 2. There have been no changes to the provisions of the General Plan, Zoning Code, or other laws or policies applicable to the project since the original approval;
 3. There have been no changes in the character of the site or its surroundings that affect how the standards of the General Plan or Zoning Code apply to the project; and
 4. Appropriate evidence has been provided by the applicant to document that the extension is required due to a hardship that was not the result of personal action(s) undertaken by the applicant.
- E. **Further Extensions Deemed New Application.** An application for an extension of the entitlement, permit, or approval in excess of 96 months following the original date of approval (original 24 months plus up to an additional 72 months) shall be treated as a new application. Entitlements approved concurrently with a tentative tract or parcel map shall have the same expiration time period as the tentative map.
- F. **Effect of Expiration.** Where the entitlement, permit, or approval has expired and/or has been deemed void:
1. No further action is required by the City;
 2. No further reliance may be placed on the previously approved entitlement, permit, or approval;
 3. The applicant shall have no rights previously granted under the entitlement, permit, or approval;
 4. The applicant shall file a new application(s) and obtain all required approvals before construction can commence or an allowable use may be implemented; and
 5. The new application(s) shall be subject to the regulations in effect at time of submittal.

21.24.040. PERMIT MODIFICATIONS

- A. **Conformance Required.**
1. A development or new land use allowed by an entitlement, permit, or approval authorized by this Chapter shall be in substantial compliance with the approved drawings and plans and any conditions of approval imposed by the review authority, except where changes to the project are approved in compliance with this section.
 2. An applicant shall request any desired changes to an entitlement, permit, or approval to the Zoning Administrator in writing and shall also furnish appropriate supporting materials and an explanation of the reason(s) for the request.

3. Requested changes may involve changes to one or more conditions imposed by the review authority or actual changes to the operation, use, or physical characteristics of the project (e.g., hours of operation, expansion of a use, redesign, etc.) as originally proposed by the applicant or approved by the review authority.
 4. Changes shall not be implemented until first approved by the applicable review authority in compliance with this section and may be requested either before or after construction or establishment and operation of the approved use.
- B. **Notice of Hearing.** A public hearing in compliance with Chapter 21.26 (Public Hearings and Notice) shall be required for matters that originally required a public hearing, except for the minor changes outlined below in Subsection 21.24.040C (Minor Changes by Development Review Committee or Zoning Administrator).
- C. **Minor Changes by Development Review Committee or Zoning Administrator.**
1. **Development Plan.** The Development Review Committee, following criteria established by the Planning Commission from time to time, may authorize minor changes to an approved Development Plan.
 2. **Site Plan.** The Zoning Administrator, following criteria established by the Planning Commission from time to time, may authorize minor changes to an approved Site Plan or Plot Plan.
 3. **Criteria for Approval.** The review authority may approve or conditionally approve minor changes to an approved Development Plan or Site Plan that:
 - a. Are consistent with all applicable provisions of this Title and the spirit and intent of the original approval; and
 - b. Do not involve a feature of the project that was:
 - (1) A basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the project;
 - (2) A basis for conditions of approval for the project;
 - (3) A basis for making a required finding in granting the permit or approval; or
 - (4) A specific consideration by the review authority in granting the permit or approval.
 - c. Do not involve any expansion or intensification of the use or structure.

21.24.050. REVOCATIONS AND SUSPENSIONS

Any entitlement, permit, or approval granted under this Title may be revoked or revised for cause if any of the conditions or terms of the entitlement, permit, or approval are violated or if any law or ordinance is violated.

- A. **Initiation of Proceeding.** Revocation proceedings may be initiated by the City Council, Planning Commission, or Zoning Administrator.
- B. **Public Notice, Hearings, and Action.** After conducting a duly noticed public hearing, the applicable review authority shall act on the proposed revocation.
- C. **Required Findings.** The review authority may revoke or modify the entitlement if it makes any of the following findings:

1. The approval was obtained by means of fraud or misrepresentation of a material fact either through the omission of a material statement in the application, or in public hearing testimony;
 2. Circumstances under which the entitlement, permit, or approval was granted have been changed by the applicant to a degree that one or more of the findings required to grant the original permit or approval can no longer be made;
 3. Failure or refusal to allow inspections for compliance;
 4. There is or has been a violation of or failure to observe the terms or conditions of approval, or the use has been conducted in violation of the provisions of this Title, or any applicable local or State law or regulation;
 5. Improvements authorized by the entitlement, permit, or approval are in violation of any code, law, ordinance, regulation, or statute; or
 6. The use or structure is being operated or maintained in a manner detrimental to the public safety, health and welfare, or to be a nuisance.
- D. **Notice of Action.** Following review authority action to revoke or modify a permit, the Zoning Administrator shall issue a Notice of Action within seven days. The Notice shall describe the review authority's action with its findings. The Zoning Administrator shall mail notice to the permit holder and to any person or entity who requested the revocation proceeding.

CHAPTER 21.25. APPEALS AND CALLS FOR REVIEW

21.25.010. PURPOSE AND APPLICABILITY

This Chapter establishes procedures for the appeal of determinations and decisions rendered by a review authority and for calls for review.

21.25.020. REVIEW AUTHORITY

- A. **Planning Commission.** The Planning Commission may call for a review of any determination or policy decision rendered by the Development Review Committee, Zoning Administrator, or Director.
- B. **City Council.** The City Council may call for a review of any decision rendered by the Planning Commission, Development Review Committee, Zoning Administrator, or Director.
- C. **Appeals.** Appeals must be filed in the manner prescribed by Section 21.25.030 (Filing and Processing of Appeals).
1. **Zoning Administrator and Director Decisions.** Any decision of the Zoning Administrator or Director may be appealed to the Planning Commission by applicants or any interested party.
 2. **Development Review Committee Decisions.** Any decision of the Development Review Committee may be appealed to the Planning Commission by applicants or any interested party.
 3. **Planning Commission Decisions.** Any decision of the Planning Commission may be appealed to the City Council by applicants or any interested person.

21.25.030. FILING AND PROCESSING OF APPEALS

- A. **Eligibility to Appeal.** Any interested person or agency may appeal a Director, Zoning Administrator, Development Review Committee, or Planning Commission decision.
- B. **Filing and Processing of Appeals.**
1. **Director, Zoning Administrator, or Development Review Committee Decisions.** Appeals of Director, Zoning Administrator, or Development Review Committee decisions may be made by interested persons or agencies by filing a letter of appeal, to be received by the Community Development Department no later than 15 calendar days following the decision of the Director, Zoning Administrator, or Development Review Committee being appealed. The letter shall specify the person making the appeal, the decision being appealed, and shall state in clear and concise language the reasons for the appeal. The appeal shall be scheduled for public hearing with the Planning Commission as specified in Chapter 21.26 (Public Hearings and Notice) within 30 days of receipt of the letter of appeal.
 2. **Planning Commission Decisions.**
 - a. Appeals of Planning Commission decisions made by interested persons or agencies must be made in writing and accompanied by a fee to be established by resolution of the City Council, and received by the Community Development Department no later than 15 calendar days following the decision of the Planning Commission being appealed. The written application shall specify the person making the appeal, the decision being appealed, and shall state in clear and concise language the reasons for the appeal.
 - b. After the filing of an application for an appeal, the Director shall refer the application to the City Clerk who will schedule the appeal for City Council review and hearing. The appeal shall be scheduled for public hearing with the City Council as specified in Chapter 21.26 (Public Hearings and Notice).
- C. **Decision.**
1. **Planning Commission.** Following review and consideration of an appeal, the Planning Commission shall have the authority to modify, overrule, or sustain the decisions of the Development Review Committee, Zoning Administrator, and Director. The decision of the Planning Commission shall be final unless either of the following occurs:
 - a. The Planning Commission's decision on the appeal is further appealed to the City Council in accordance with Paragraph 21.25.030C.2; or
 - b. The City Council calls the Planning Commission's decision on the appeal up for City Council review in accordance with Subsection 21.25.040B (Initiation by City Council Members).
 2. **City Council.** Following a hearing on an appeal or any Planning Commission decision called up for City Council review, the City Council shall have the authority to modify, overrule, or sustain the decisions of the Planning Commission.
- D. **Effect of Decision.** The determination and order of the Planning Commission or, if appeal or call for review is had under the foregoing provisions, the determination and order of the City Council, is final and conclusive upon the applicant.

21.25.040. FILING AND PROCESSING OF CALLS FOR REVIEW

- A. **Initiation by Planning Commissioners.** Any Planning Commissioner may initiate a call for review of a Director, Zoning Administrator, or Development Review Committee's determination or decision filed no later than 15 calendar days following the determination or decision. Such request shall be made in writing before the effective date of the action.
- B. **Initiation by City Council Members.** Any City Council member may initiate a call for review of a Director, Zoning Administrator, Development Review Committee, or Planning Commission's determination or decision filed no later than fifteen calendar days following the decision or determination. Such request shall be made in writing before the effective date of the action.
- C. **Consideration of Call for Review.** The Planning Commission or City Council's call for review shall be scheduled for public hearing as specified in Chapter 21.26 (Public Hearings and Notice) within 30 days of receipt of the call for review.

CHAPTER 21.26. PUBLIC HEARINGS AND NOTICE

21.26.010. PURPOSE AND APPLICABILITY

This Chapter establishes procedures for public hearings and notice of certain decisions required by this Zoning Code.

21.26.020. PUBLIC HEARING PROCEDURES

- A. **Hearing Requirements.** Whenever the provisions of this Title require a public hearing, the hearing shall be conducted in compliance with the requirements of State law as follows:
 - 1. **Generally.** Hearings shall be conducted pursuant to procedures adopted by the hearing body. Hearings are not required to be conducted according to technical rules relating to evidence and witnesses.
 - 2. **Time and Place of Hearing.** A hearing shall be held at the date, time, and place for which notice was given.
 - 3. **Scheduling.** Hearings before the City Council shall be scheduled by the City Clerk. All other hearings shall be scheduled by the Zoning Administrator.
- B. **Presentation.** An applicant or an applicant's representative may make a presentation of a proposed project.
- C. **Public Hearing Testimony.** Any person may appear at a public hearing and submit oral or written evidence, either individually or as a representative of a person or an organization. Each person who appears at a public hearing representing an organization shall identify the organization being represented.
- D. **Time Limits.** The presiding officer may establish time limits for individual testimony and require that individuals with shared concerns select one or more spokespersons to present testimony on behalf of those individuals.
- E. **Continuance of Public Hearing.** Any hearing may be continued from time to time without further notice, provided the chair of the hearing body announces the date, time, and place to which the hearing will be continued before the adjournment or recess of the hearing.
- F. **Investigations.** The hearing body may cause such investigations to be made as it deems necessary and in the public interest in any matter to be heard by it. Such investigation may be made by a committee of one or

more members of the hearing body or by City staff. The facts established by such investigation shall be submitted to the hearing body either in writing, to be filed with the records of the matter, or in testimony before the hearing body, and may be considered by the review authority.

- G. **Decision.** The public hearing shall be closed before a vote is taken.
- H. **Deferral of Final Decision.** The hearing body may announce a tentative decision and defer action on a final decision until appropriate findings and/or conditions have been prepared.

21.26.030. NOTICE REQUIREMENTS FOR HEARINGS

Unless otherwise specified, whenever the provisions of this Title require public notice, the City shall provide notice in compliance with State law and the following:

- A. **Contents of Public Hearing Notice.** Notice of a public hearing shall include all of the following information, as applicable:
 - 1. **Process Information.**
 - a. The name of the hearing body;
 - b. The date, time and place of the hearing or the date of action when no public hearing is required; and
 - c. A brief description of the City's general procedure concerning the submission of public comments and conduct of hearings and decisions (e.g., the public's right to appear and be heard).
 - 2. **Project Information.**
 - a. The name of the applicant and owner of the subject property;
 - b. The City's file number(s) assigned to the application;
 - c. A general explanation of the matter to be considered;
 - d. Whether any modifications to development standards are proposed; and
 - e. A general description, in text or by diagram, of the location of the property that is the subject of the hearing.
 - 3. **Statement on Environmental Document.** A statement on compliance with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines and whether the review authority will consider approval of a Notice of Exemption, a proposed Negative Declaration or Mitigated Negative Declaration, or certification of a proposed final Environmental Impact Report, as applicable.
- B. **Methods of Notice of Public Hearings.** Notice of public hearings shall be provided by the Community Development Department as follows:
 - 1. **Mailed Notice.** Postmarked at least 10 calendar days before the date of the public hearing, the Zoning Administrator, or the City Clerk for hearings before the City Council, shall provide notice by First Class mail delivery to:
 - a. The applicant for the proposal in question and the owner of the subject property;

- b. The owners and occupants of all real property within 300 feet of the site of the proposal in question;
 - c. Each local agency expected to provide roads, schools, sewage, streets, water, or other essential facilities or services to the property which is the subject of the application, whose ability to provide those facilities and services may be significantly affected; and
 - d. Any person or group who has filed a written request for notice regarding the specific application.
- 2. **Alternative Method for Large Mailings.** If the total number of owners and occupants to whom notice would be mailed or delivered is greater than 1,000, instead of mailed notice, the Zoning Administrator or City Clerk may choose to provide the alternative notice allowed by California Government Code Section 65091(a)(4).
- 3. **Newspaper Notice.** At least 10 days before the date of the public hearing, notice shall be published in a newspaper of general circulation.
- 4. **Posted Notice.** At least 10 days before the date of the public hearing, notice (no less than 11 inches by 17 inches) shall be posted in a format approved by the Community Development Department in a prominent place on or near the subject property site.
- 5. **Additional Notice.** In addition to the types of notice required above, the Zoning Administrator may require any additional notice with content or using a distribution method (e.g., posting on the City's web site) as the Zoning Administrator determines is necessary or desirable.
- C. **Failure to Notify Individual Properties.** The validity of the proceedings shall not be affected by the failure of any property owner, resident, or community organization to receive a mailed notice.
- D. **Street Abandonments.** Public hearings for review of street abandonments shall be noticed as required by the California Streets and Highways Code.

21.26.040. NOTICE REQUIREMENTS FOR DEVELOPMENT REVIEW COMMITTEE MEETINGS

See Subsection 21.15.050B (Site Plan) for notice requirements associated with Development Review Committee meetings for Site Plan review.

CHAPTER 21.27. REASONABLE ACCOMMODATIONS

21.27.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** This Chapter establishes the procedures to request Reasonable Accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act ("the Acts") in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.
- B. **Applicability.**

1. A request for Reasonable Accommodation may be made by any person with a disability, their representative, or any other entity, when the application of zoning law or other land use regulation, policy, or procedure acts as a barrier to fair housing opportunities.
2. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment.
3. A request for Reasonable Accommodation may include a change or exception to the practices, rules, and standards for the development, siting, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
4. An applicant seeking Reasonable Accommodation pursuant to this Chapter may seek an accommodation that is also available under other provisions allowing for modifications of otherwise applicable standards under this title. In such case, an accommodation under this chapter shall be in lieu of any approval, permit, or entitlement that would otherwise be required.
5. An applicant submitting a request for Reasonable Accommodation pursuant to this Chapter may request an accommodation not otherwise available under this title.

21.27.020. APPLICATION FILING, PROCESSING, AND REVIEW

- A. **Application Requirements.** In addition to any other information that is required under this Title, an applicant submitting a request for reasonable accommodation shall provide the following information:
 1. Applicant's name, address, telephone number, and email address;
 2. Address of the property for which the request is being made;
 3. The current actual use of the property;
 4. The code provision, regulation(s), policy, or procedure for which accommodation is requested;
 5. A statement describing why the requested accommodation is reasonably necessary to make the specific housing available to the applicant, including information establishing that the applicant is disabled under applicable laws. Any information related to a disability status and identified by the applicant as confidential shall be retained in a manner so as to respect the applicant's privacy rights and shall not be made available for public inspection;
 6. Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling; and
 7. Such other relevant and permissible information as may be requested by the Zoning Administrator or their designee.
- B. **Review Authority.** The Zoning Administrator shall have the authority to consider and act on requests for reasonable accommodation. Requests submitted for concurrent review with another discretionary land use application shall be reviewed by the review authority for the discretionary land use application.
- C. **Approval.** An application filed pursuant to this Chapter may be approved, approved subject to conditions, or denied.
- D. **Fees.** There shall be no fee in connection with the filing of a request for Reasonable Accommodation. If the request for Reasonable Accommodation is filed concurrently with an application for an additional approval, permit or entitlement, the applicant shall pay only the fee for the additional approval, permit, or entitlement.

21.27.030. FINDINGS AND DECISION

- A. **Findings.** Before a Reasonable Accommodation request may be granted, the review authority shall make all of the following findings:
1. The person that will live in the housing that is the subject of the modification is a qualified individual with a disability protected under fair housing laws;
 2. The modification is necessary to make housing available to disabled persons protected under fair housing laws;
 3. The requested modification would not impose an undue financial or administrative burden on the City; and
 4. The requested modification would not constitute a fundamental alteration of the City's zoning or building laws, policies, procedures, or subdivision program.
- B. **Decision.** The Zoning Administrator shall issue a decision letter within 30 days of deeming the application complete and may either grant, grant with modifications, or deny a request for reasonable accommodations in accordance with the required findings (Subsection 21.27.030A).

21.27.040. RESCISSION OF APPROVAL OF REASONABLE ACCOMMODATION

Any approval or conditional approval of an application filed pursuant to this Chapter may provide for its rescission or automatic expiration under appropriate circumstances.

21.27.050. POST DECISION PROCEDURES

- A. **General.** The procedures and requirements in Chapter 21.24 (Permit Implementation, Extensions, Modifications, and Revocations), and those related to appeals in Chapter 21.25 (Appeals and Calls for Review) shall apply following the decision on a Reasonable Accommodation application.
- B. **Termination.** A Reasonable Accommodation shall terminate if the accommodation is no longer required, or if the recipient of the accommodation no longer resides at the property.

CHAPTER 21.28. RESERVED

CHAPTER 21.29. RESERVED

CHAPTER 21.30. RESERVED

CHAPTER 21.31. RESERVED

Chapter 21.50 Objective Design Standards for Multi-family and Mixed-use Development

21.50.010 Purpose. This Section establishes objective design standards (ODS) intended to facilitate high-quality site planning and building design and to accelerate housing production through the clear communication of design objectives and efficient permitting process for qualifying residential and mixed-use development projects.

21.50.020 Applicability.

- A. Applicable State Laws.** This Chapter applies to projects conducted pursuant to any provision of state law that references objective design standards for residential development, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Government Code Section 65913.4 (SB 35), as may be amended from time to time.
- B. Applicable Projects.** This Chapter applies to the following development projects in the multi-family residential districts (R2-R5) and to mixed-use developments in the Office Professional zoning district and Mixed-Use overlay zoning district:
1. New development of residential units; and
 2. The following remodels and additions:
 - a. Any second story addition;
 - b. An addition of more than 40 percent of the existing floor area;
 - c. Remodels where alterations remove more than 50 percent of the exterior walls or remove more than 50 percent of the roof framing; and
 - d. Conversion of existing nonresidential space to a residential use.
 3. Additions of 40 percent or less of the existing floor area are not subject to this Chapter, but shall utilize the same exterior colors and materials as the existing structure to which the addition is applied.

21.50.030 Alternative Review Process. Applicants who elect to provide alternative design approaches to the objective design standards in this Chapter can do so by filing an application for the alternative design review process pursuant to Chapter 21.15 (Development Review) and Table 21.18-2 (Review Authority for Development Review).

21.50.040 Relationship to Other Standards and Requirements. Development projects subject to this Chapter shall also comply with all other applicable standards and requirements of Title 21 (Zoning) for the zoning district in which a proposed project is located. Where a conflict exists between the objective design standards set forth in this Chapter and other Title 21 requirements, these provisions shall apply.

21.50.050 Building Design and Articulation.

- A. Number of Strategies Required by Project Type/Size.** All building designs shall incorporate the cumulative number of articulation strategies/design alternatives required for Tier 1, Tier 2, Tier 3, and Tier 4, as indicated in Table 21.50.050-1 (Minimum Required Number of Articulation/Design Strategies by Project Type/Size) and described in Subsections B-E below.

Table 21.50. 050-1: Minimum Required Number of Articulation/Design Strategies by Project Type/Size

Project Type/Size	Minimum Required Strategies			
	Required Components Tier 1	Wall Plane Tier 2	Fenestration Tier 3	Roofs Tier 4
Mixed-use with at least 1 residential unit	All	1*	3	2
1 unit	All	0	1	0
2-10 units	All	1*	2	1
11+ units	All	1*	3	2

Table 21.50. 050-1: Minimum Required Number of Articulation/Design Strategies by Project Type/Size

Project Type/Size	Minimum Required Strategies			
	Required Components Tier 1	Wall Plane Tier 2	Fenestration Tier 3	Roofs Tier 4
* Note: Building façades facing the public right-of-way that are over one hundred (100) feet in length shall require a minimum of two articulation strategies chosen from the menu listed in Subsection 21.50.050(C)(2).				

B. Tier 1 Articulation/Design Strategies: Required Components. Development projects subject to this Chapter shall implement all components listed in this Subsection (B), as required by Table 21.50.050-1 (Minimum Required Number of Articulation/Design Strategies by Project Type/Size).

1. Building Orientation. Buildings visible from the public right-of-way shall have at least one pedestrian entry oriented toward the primary street. (See Section 21.50.070 Frontage Standards.)
2. Minimum Ground Floor Height for Nonresidential Uses. The minimum interior floor-to-floor height of nonresidential ground floor spaces shall be 12 feet. Minimum ground floor height shall be measured from the ground floor of the first story to the finished floor elevation of the second story.
3. Transparencies. All façades that face streets or shared/common outdoor open space areas shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.
 - a. Nonresidential Ground-Floor Uses.
 - (1) Windows and openings of nonresidential uses on the ground floor facing primary streets shall constitute a minimum of 30 percent of the ground-floor street-facing building face.
 - (2) Windows and openings of nonresidential uses on the ground floor facing a street other than a primary street shall constitute a minimum of 20 percent of the ground-floor street-facing building face.
 - (3) Windows shall provide a clear and transparent view into ground-floor nonresidential uses or shall display merchandise to reinforce a pedestrian scale.
 - b. Nonresidential Upper-Floor Uses. Windows and openings of nonresidential uses on upper floors that face streets shall constitute a minimum of 10 percent of upper floor street-facing building faces.
 - c. Residential Uses. Windows and openings of residential uses facing streets shall constitute a minimum of 15 percent of all street-facing building faces.
4. Windows. All windows shall be inset by at least two inches from face of glass to face of window trim (or to face of exterior wall if there is no trim).
5. Blank Walls. The maximum length of any blank wall facing a public right-of-way, meaning without a window, opening, or other massing break, shall be limited to 20 feet in length.
6. Building Corner Treatments. For mixed-use and multi-family projects with 11 or more units, the corners of a building on street-facing facades shall incorporate at least one of the following, located within 25 feet of the corner of the building:

- a. Variation in material, color, or fenestration pattern from the rest of the façade (materials and colors shall be returned at least four feet from exterior corners or dead end into a projecting or recessed façade feature, whichever is less);
- b. Plaza with a minimum area of 200 square feet and located within two feet of the adjacent sidewalk grade;
- c. Varied roof line through either:
 - i. A three-dimensional tower element, which extends between three and six feet in height above the top of the adjacent building façades;
 - ii. A change in height of at least four feet greater or less than the height of the abutting adjacent façade; and/or
 - iii. A different roof style from the roof style associated with the abutting adjacent façade; or
- d. Massing break with minimum dimensions of one foot in depth by three feet in length by eight feet in height located within 25 feet of the corner.

C. Tier 2 Variation Articulation/Design Strategies: Wall Plane. Projects shall implement the number of components listed in Table 21.50.050-1 (Minimum Required Number of Articulation/Design Strategies by Project Type/Size) for Tier 2 (Wall Plane), consistent with Subsection (C)(1) and choosing from the list of strategies in Subsection (C)(2).

1. Required Wall Plane Variation.

- a. **Narrow Buildings.** Building façades facing the public right-of-way that are less than 100 feet in length shall include a wall plane variation that cumulatively equals at least 25 percent of the total façade plane area, which shall include at least one type or application of wall plane variation listed in Subsection (C)(2) below.
- b. **Horizontal Buildings.** Building façades facing the public right-of-way that are over 100 feet in length shall include a wall plane variation that cumulatively equals at least 35 percent of the total façade plane area, which shall include at least two different types or applications of wall plane variations listed in Subsection (C)(2) below, at least one of which shall add a vertical element to offset the horizontal length of the building.

2. Menu of Wall Plane Variation Options. The wall plane variation requirements of Subsection (C)(1) may be met with any of the following strategies:

- a. **Plaza or forecourt:** The minimum dimensions of a plaza or forecourt shall be 12 feet in depth by 12 feet in length;
- b. **Upper story stepback:** An upper story (top-most) front stepback shall be a minimum of five feet in depth by 15 percent of the façade's total length;
- c. **Balconies:** Balconies, provided for at least 50 percent of residential units on all upper floors and in compliance with Section 21.50.060B, which may be recessed or projected;
- d. **Bay windows:** Bay windows shall project at least two and not more than three feet from the façade nor exceed eight feet in length. If more than one bay window is provided on a façade, there shall be at least four feet of horizontal separation between the two bay windows;
- e. **General Massing Break.** A general massing break may extend the height of a building's façade; extend the height of a building's upper stories; and/or may be recessed or projected from the

façade with minimum dimensions of one foot in depth by three feet in length by eight feet in height.

3. **Wall Plane Variation Projections into Front Setbacks.** Up to 50 percent of the wall plane variation requirement shall be allowed to encroach into a required front setback by a maximum of two feet, if an equivalent area is set back two feet or more beyond the required front setback. However, in no case shall a building encroach into the public right-of-way.
4. **Measurement.** Massing breaks shall be measured from the building footprint, regardless of the setback.

D. Tier 3 Articulation/Design Strategies: Fenestration and Materials. Projects shall implement the number of components listed in Table 21.50.050-1 (Minimum Required Number of Articulation/Design Strategies by Project Type/Size) for Tier 3 (Fenestration and Materials), choosing from the following list of strategies:

1. For nonresidential uses, provide awnings with a minimum three-foot depth, covering at least 75 percent of windows and doors on the ground floor (see Section 21.50.060A).
2. Exceed all applicable minimum transparency requirements (per Section 21.50.050B.3) by an additional five percentage points.
3. Window trim, with a minimum width of 3.5 inches, applied to 100 percent of all windows on street-facing façades.
4. Non-vinyl window frame material for all windows on street-facing façades.
5. Lintels applied over at least 50 percent of all window and door openings.
6. Windowsills projecting a minimum of two inches beyond the building façade, applied to at least 50 percent of all window openings.
7. Use of a secondary cladding material (per Section 21.50.080A) that is different from the primary cladding material (per Section 21.50.080A) as follows:
 - a. 10 or Fewer Units. Secondary cladding material applied for a minimum of 10 percent of any street-facing façade area, or four feet of cladding along the base for the full length of the street-facing façade.
 - b. Mixed-Use and 11 or More Units. Secondary cladding material applied for a minimum of 25 percent of any street-facing façade area, or four feet of cladding along the base for the full length of the street-facing façade.

E. Tier 4 Articulation/Design Strategies: Roofs. Projects shall implement the number of components listed in Table 21.50.050-1 (Minimum Required Number of Articulation/Design Strategies by Project Type/Size) for Tier 4 (Roofs), choosing from the following list of strategies:

1. Dormers applied to at least 50 percent of the windows of a street-facing upper floor, but no less than two windows.
2. Eaves, with an 18-inch minimum projection.
3. A cornice projecting a minimum of four inches and a maximum of eight inches, extending the length of the building.
4. Combining more than one roof type; the secondary roof type shall represent at least 25 percent of the total roof line. See Section 21.50.060C for allowed roof types;
5. Variation in the roof profile, by either:

- a. Varying the height of the same roof type by at least 18 inches in height for each one to three units exposed on that elevation;
- b. Varying the pitch of the same roof type by at least 25 percent; or
- c. Adding additional gables, equal to at least 40 percent of the façade length.

21.50.060 Requirements for All Awnings, Balconies, Roofs, Mechanical Equipment, and Detached Accessory Structures. The following standards shall apply to all roofs, awnings, balconies, mechanical equipment, and detached accessory structures incorporated into development projects subject to this Chapter:

A. Awnings. The following standards shall apply to awnings:

1. Awnings shall be placed above storefront doors and may be placed above windows.
2. Awnings shall be a minimum of five percent larger than the width of the opening to emphasize building proportions.
3. Awnings shall be aligned with awnings on adjacent buildings within plus or minus one foot in height unless the ground-floor elevation is more than plus or minus one foot from other buildings due to topography changes.
4. Awnings shall be constructed of canvas, wood, or metal.
5. Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within two feet of the face of a curb. Any awnings that encroach into the public right-of-way shall maintain eight feet clear as measured from grade and shall be required to be reviewed and approved by the City Engineer.

B. Balconies. The following standards shall apply to balconies:

1. Occupiable private balcony guardrails/enclosure walls shall not be transparent and shall maintain a minimum of 50 percent and a maximum of 75 percent opacity. Materials used to create opacity materials shall be permanent fixtures, not fabric.
2. When private balconies project from a building façade, the maximum depth shall be 10 feet, measured from the building footprint, regardless of the setback.
3. To count toward required open space, balconies shall be a minimum of 10 feet in width and five feet in depth.
4. Unoccupiable balconies, such as Juliet balconies, can be used to fulfill an articulation requirement but shall not count toward required open space. Unoccupiable balconies shall be a minimum of three feet wide and 12 inches deep and a maximum identified in Subsection (B)(3).

C. Roofs. The following standards shall apply to roofs:

1. Allowed Roof Types. Roofs shall be one of the following types:

- a. Gable;
- b. Flat;
- c. Shed; or
- d. Hipped.

2. Regulations for All Roofs. All roofs shall:

- a. Have a pitch of at least three in 12;

- b. Have at least two planes/orientations (except flat roofs); and
 - c. Have an eave or an overhang, extending the length of the roof, with an 18-inch minimum projection.
- 3. Regulations for Gable Roofs.** Where the nonvertical end of a gable roof faces the street, additional gables equal to at least 25 percent of the façade length are required along the street-facing side. If no additional gables are provided, the vertical side of a gable shall be oriented toward the street.
- 4. Regulations for Flat Roofs.** Flat roofs, applied as a secondary roof type and not exceeding 50 percent of the roof line, are allowed for residential multi-family developments, provided the flat roof incorporates at least one of the following:
- a. A cornice, projecting a minimum of four inches and a maximum of eight inches, extending the length of the flat roof;
 - b. An eave with an 18-inch minimum projection, extending the length of the flat roof; or
 - c. Tower features that total at least 25 percent of the roofline in each elevation visible from a public right-of-way.
- 5. Regulations for Shed Roofs.** Shed roof types, applied as either a primary or secondary roof type, shall comply with at least one of the following measures:
- a. Vary the pitch of the roof by at least 25 percent;
 - b. Vary the orientation of roofs; and/or
 - c. Use a shed roof as a secondary roof type (coupled with a different primary roof type).

D. Mechanical Equipment. Mechanical equipment shall be located and screened pursuant to Chapter 21.47 (Mechanical Equipment and screening).

E. Detached Accessory Structures. Detached accessory structures shall be designed to be consistent with the architecture of the main building, using the same materials and colors.

21.50.070 Frontage Standards.

- A. Allowable Frontage Types by Project Type/Size.** All building designs shall incorporate at least one of the frontage types allowed for that project type/size for each street facing elevation, as identified in Table 21.50.080-1 and described in Subsections B and C below.

Table 21.50.080-1: Allowed Frontage Types by Number of Residential Units

Project Type/Size	Frontage Type		
	Shopfront	Arcade	Porch
Mixed-use with at least 1 residential unit	Allowed	Allowed	Allowed only associated with residential entries
1 unit	--	--	Allowed
2-10 units	--	--	Allowed
11+ units	--	Allowed	Allowed

B. Requirements for All Frontage Types.

1. Entries associated with individual ground-floor dwelling units or a lobby entrance serving several units shall be oriented toward a street or internal pathway/courtyard.
2. Within vertical mixed-use buildings, pedestrian access to the residential uses shall be separate, such as via a lobby, from access points to commercial uses.

C. Standards for Individual Frontage Types.**1. Shopfront Frontage Requirements.****Table 21.50.080-2: Shopfront Frontage Elements**

Shopfront Element	Minimum
A Width of storefront bay(s)	10 feet
B ¹ Height to top of storefront/transom	10 feet
B ² Height to bottom of awning/canopy (clear)	8 feet
C Height of bulkhead	1 foot
D Width of storefront on secondary frontage	20 feet

- A shopfront frontage may be recessed or in line with required front setback.
- Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing that is less than 15 percent and low emissivity is acceptable.
- Glass in transom and clerestory windows may be clear, stained glass, or frosted glass.
- Doors shall use the same materials and design as display windows and framing.
- Bulkheads, where used, may include any of the following materials: ceramic tile, wood panels, polished stone, or glass tile.
- Awnings shall comply with Section 21.50.060A.

2. Arcade Frontage Requirements.**Table 21.50.080-3: Arcade Frontage Elements**

Arcade Element	Minimum
A Depth - façade to interior column face	8 feet
B Length along frontage - percent of building façade width	75%
C Height - sidewalk to ceiling	12 feet

- Along primary frontages, arcade column spacing shall correspond to storefront openings.
- Column height shall be between four to six times the column width. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.

3. Porch Frontage Requirements.**Table 21.50.080-4: Porch Frontage Elements**

Frontage Element	1-10 Residential Units		11+ Residential Units	
	Minimum	Maximum	Minimum	Maximum
A Porch depth between wall and inside column face	4 feet	N/A	7 feet	N/A
B Porch width between corner columns	6 feet	N/A	12 feet	N/A
C Floor height measured from adjacent finished grade	--	3 feet	--	3 feet
D Porch height measured from porch surface to porch ceiling	8 feet	12 feet	8 feet	12 feet

- a. Porches shall correspond directly with the building entry(s) to which the porch provides access. Porches may include a gabled entry, distinct change in roof line or columns, or have some other significant architectural distinction to define the entryway.
- b. Exterior stairs leading to the porch may be perpendicular or parallel to the adjacent sidewalk.

21.50.080 Building Materials and Colors.**A. Exterior Building Wall Materials.**

1. **Allowed and Prohibited Materials.** Table 21.50.090-1 identifies allowed and prohibited exterior building wall materials. Materials not listed are prohibited unless approved through a discretionary review process. Veneers, where applied, shall be returned at least four feet from exterior corners or dead end into a projecting or recessed façade feature, whichever is less.

Table 21.50.090-1: Exterior Building Materials

Wall Materials	Standard	Additional Regulations
Brick (including brick veneer)	P	
Stone (unpainted)	P	Veneer (not panels)
Stucco (True stucco only; Lime or Portland Cement)	P	Fine sand or hand troweled only
Finished wood, wood veneer, engineered wood, wood siding	P	
Fiber cement siding and panels	P	
Plaster (rated for outdoor use)	P	
Concrete (poured in place or precast)	S	
Ceramic tile	A	For bulkheads below display windows and decorative accents only
Glass (transparent spandrel)	A	
Glass (block)	A	
Metal (standing seam, coreten, or corrugated)	S	
Vinyl	N	
Plastic	N	
Glass (mirrored, tinted, reflective)	N	
Gloss tiles	N	
T-111 Plywood	N	
Plywood	N	
Composite wood panel	N	
Rough stucco	N	
Synthetic stucco	N	
Exterior Insulation Finishing System (EIFS)	N	

P: Primary or secondary material
 S: Secondary or accent material only
 A: Accent material only
 N: Not allowed/prohibited

2. **Application Requirement.** Detailed drawings shall indicate how sheet or panelized materials will be joined, and how lines formed by control joints related to other architectural details shall be provided.

B. Windows and Doors. Mirrored glass is prohibited.

C. Molding and Cornices. Exterior decorative molding and cornices constructed with polyurethane foam are prohibited.

D. Roof Materials. Roof materials shall not be reflective, glossy, or polished.

E. Color Variety.

1. The number of colors appearing on the entire building exterior shall be at least two and not more than four (or four tones of the same color), including trim and accent colors. A different color roof shall not count as a different color for the purposes of this Subsection.
2. Certain materials (such as brick or stone) have distinct coloring in their natural state and shall count as an element of color, to be incorporated into the overall design.

21.50.090 Transition to Adjacent R-1. Where the side or rear property line abuts a property in the R1 zoning district, the following standards shall apply.

- A. Setbacks Adjacent to R-1 Zoning District.** Where a property line abuts an R-1 zoning district, the abutting setback (either rear or side) shall be 20 feet for buildings taller than two stories.
- B. Window Orientation.** Projects that are more than two stories in height and that contain 11 or more units shall orient less active uses (e.g., bedrooms and bathrooms) toward the adjacent R1 zoning district property line. Windows associated with kitchens and living areas shall not be oriented toward the adjacent R1 zoning district property line.
- C. Landscape Buffer.** A minimum five-foot-wide landscape buffer (clear of any wall footings) shall be provided adjacent to an R1 zoning district. Evergreen screening trees shall be:
 1. Planted at a minimum interval of 15 feet along interior property lines abutting an R1 zoning district;
 2. Consist of species that attains a 20-foot minimum height at maturity; and
 3. Minimum 15-gallon size at time of planting.

21.50.100 Definitions

- A. Abut.** Contiguous to and having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).
- B. Arcade.** A Frontage Type where the facade is a colonnade on the ground floor that overlaps a walkway parallel to the front elevation of a building.
- C. Articulation.** The breaking up of a flat and uniform building façade by using recessed wall areas, indents, projections, changes in building materials, and detailed projecting features such as stoops, bay windows, awnings, canopies, and/or balconies.
- D. Bay Window.** A window or series of windows projecting from the outer wall of a building and forming a recess within.
- E. Building Footprint.** The area of the ground surface occupied by an existing or proposed structure, measured from exterior wall to exterior wall at the base of the structure.
- F. Cornice.** A molded and projecting horizontal feature that crowns a façade.

- G. **Façade.** Any exterior face or wall of a building.
- H. **Flat Roof.** A roof without any sloped sides, with a pitch of 10 degrees or less.
- I. **Forecourt.** Open area in front of a building's entrance surrounded by walls on at least three sides.
- J. **Gable Roof.** A roof with two slopes joining at a single ridge line and a gable at each end.
- K. **Hipped Roof.** A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two of the sides are trapezoidal in shape, while the remaining two sides are triangular, and thus meet the ridge at its end-points.
- L. **Lintel.** A horizontal element over an opening, often found spanning doors or windows. Lintels can be structural/load bearing or ornamental.
- M. **Massing.** The three-dimensional bulk of a structure: height, width, and depth.
- N. **Massing Break.** Recess/projection measured from the building footprint with minimum dimensions of one foot in depth by three feet in length by eight feet in height.
- O. **Mixed-use.** A development that has both commercial and residential land uses.
- P. **Occupied Space.** An enclosed space in a building intended for human activities, including bathrooms and circulation, but not including vehicle parking or space for other building functions such as storage, solid waste storage, building equipment, or computer servers.
- Q. **Plaza.** A public square or open space.
- R. **Porch.** A Frontage Type where an entry door and corresponding landing area (entrance) are provided on the front elevation of a building on the ground floor. The landing area may be designed such that it creates a usable, but not required, space beyond that needed for entry. A porch can be recessed or projected, but must be covered.
- S. **Private Open Space.** Privately-owned or controlled outdoor space for use by a single unit's residents or a single business's workers or customers, accessible by secured access only.
- T. **Shed Roof.** A roof shape having only one sloping plane.
- U. **Stepback.** The required or actual placement of a building a specified distance away from a road, property line, or other structure at a level above the first floor.
- V. **Street.** A public or private right-of-way.
- W. **Street, Primary.** A primary street is identified as an arterial or collector in the General Plan; or for any corner parcels located at the intersection of two streets undesignated in the General Plan, the street with more lanes of traffic and/or higher traffic quantities.
- X. **Street, Secondary.** A secondary street is undesignated in the General Plan Circulation Element; for any corner parcels located at the intersection of two streets undesignated in the General Plan, the street with fewer lanes of traffic and/or lower traffic quantities.
- Y. **Storefront.** Storefront is a Frontage Type where a storefront, including entrance(s), is provided on the front elevation of a building on the ground floor. The storefront is generally level with the adjoining ground level.
- Z. **Transparency.** The ability of a building or structure to visually transmit light, allowing for a clear view of the interior or exterior spaces via doors and windows.
- AA. **Unoccupied Space.** An enclosed space in a building not intended for human activities but only for building services, such as storage, trash, equipment, building utilities.

BB. **Wall Plane Variation.** Change in condition, character, or form of a continuous exterior wall, implemented through one or more options outlined Section 21.50.050C(2).

DRAFT



**City of Paso Robles
Development Review Committee Minutes**

**3:30 PM Monday – August 28, 2023
City Hall Conference Room, 1000 Spring St, Paso Robles**

The Development Review Committee is conducting hybrid public meetings pursuant to AB 361, which allows for a deviation from the teleconference rules required by the Ralph M. Brown Act. Residents now have the option to attend the meeting in person or to participate remotely.

Commissioners present: Pat Connally, Joel Neel, and Rob Covarrubias

Staff present: Darcy Delgado and Katie Banister

Applicants and others present: Larry Gabriel, Alex Scoggins, and Josh Blair

Item 1

File #: [P23-0009 / SPR23-01](#)

Requested Action: DRC Final Action

Application: Construction of a new shade structure

Location: 2203 Wisteria Lane

Applicant: Buttonwillow Warehouse Company

Discussion: This is a request for a 990 square foot metal shade structure to be added to the site for storage of existing IBC totes. The structure is steel framed and is 3-sided. It will match the architecture and colors/materials of the other existing buildings on the site. There is no power to the structure, and it will not be used for solar. There are existing trees that would remain on the east side of shade structure to help with breaking up the eastern elevation. Overall, the DRC was fine with the addition and thought it would be an improvement for storage, since there are currently totes being stored outside uncovered.

Action: The project was approved as proposed.

Item 2

File #: [P23-0037 / CUP23-04 / PD23-02](#)

Requested Action: DRC Recommendation to Planning Commission

Application: Construction of a new facility for a motorsports sales and service use

Location: 3031 Union Road

Applicant: California Custom Trailers and Powersports

Discussion: Staff presented the project, which is a redesign of a previously approved project (P20-0045) for a new user. The project would occur within the approved area of disturbance. DRC members discussed proposed fencing materials, proposed use and surface materials for the storage yard, and the appropriate parking requirement.

Action: The DRC forwarded the application to the Planning Commission for their review, and requested the following:

- A comparison of this project with the previously approved project for GTC Concrete Construction,
 - Black metal fence on the east side of building where parallel to Union Road, and
 - Five additional parking spaces.
-



**City of Paso Robles
Development Review Committee Minutes**

**3:30 PM Monday – September 11, 2023
City Hall Conference Room, 1000 Spring St, Paso Robles**

The Development Review Committee is conducting hybrid public meetings pursuant to AB 361, which allows for a deviation from the teleconference rules required by the Ralph M. Brown Act. Residents now have the option to attend the meeting in person or to participate remotely.

Commissioners present: Ty Christensen, Pat Connally, and Eric Marlow

Staff present: Darren Nash, Darcy Delgado, and Katie Banister

Applicants and others present: Drew Hutcheson, Daniel Taborski, and Nick Gilman

Item 1

File #: [B23-0648](#)
Requested Action: DRC Final Action
Application: Site Plan Review for an addition to Firestone's Cold Block 4 building.
Location: 1385 Vendels Circle
Applicant: Josh Gardner
Discussion: Staff presented the project for a minor addition to the Cold Block 4 building, totaling just over a 10% addition to the building. The addition uses the same colors, materials, and architecture as the existing building and will be an extension to support more cellar processing and production activities, with no new employees. Staff explained the addition could be approved by the DRC since it's minor and will be mostly indistinguishable from what's already existing. The DRC was comfortable approving the project as proposed.
Action: The project was approved as proposed.

Ty Christensen recused himself for item #2 and waited in the lobby.

Item 2

File #: [P23-0055](#)
Requested Action: DRC Final Action
Application: Sign plan
Location: 1902 Creston Road
Applicant: Jack's Restaurant
Discussion: The proposal is to change the signage for a new restaurant, and staff noted they applicant had been working on paint upgrades and minor changes to the exterior, including new wood elements added to the entries which didn't require a building permit. The DRC was comfortable with the proposed color palette and felt the wood elements were an improvement to the building. They were okay with the sign proposal too, which meets the sign standards, but asked for staff to review any light fixtures to illuminate the signs as part of the building permit process to make sure the lights comply with the City's ordinances. Staff also noted that the monument sign met the

standards, and that the precise setback from the property line would be looked at with the building permit to ensure there is no sight distance issue.

Action: The DRC approved the request for signs, with a note for staff to verify as part of the building permit process the type of light fixtures being used to illuminate the signs, and for staff to confirm appropriate sight distance for the monument sign.

Ty Christensen rejoined the meeting.

Item 3

File #: [P23-0026](#)
Requested Action: DRC Final Action
Application: Site Plan Review for the two 4,900 square foot light industrial buildings.
Location: 1710 Commerce Way
Applicant: Morro Bay Cabinets/Nick Gilman
Discussion: Staff introduced the project and presented the project plans. Since this project is less than 10,000sf in size, it can be reviewed and approved by the DRC with a site plan review application.

Nick Gilman presented the site plans, elevations, colors and materials and landscaping plan. It was indicated that new fencing would be installed along the northern boundary between the project and the vacant property to the north (JIT Manufacturing). The discussion of the type of fencing resulted in Nick Gilman agreeing to the use of black tubular steel. Mr. Gilman requested that the DRC not require the trash enclosure to have gates since the enclosure is located between the two buildings and not visible from the street. Staff indicated that the zoning code requires a 15-foot landscape setback. The plans have been designed to have a 10-foot planter on site and utilize the 5 feet between the back of sidewalk and the property line to make up the total 15-foot planter area.

Action: The DRC approved the project with the following details:

- 10 foot landscape planter along with the 5-foot area between the back of sidewalk and the property line is adequate to make up the 15 feet requirement.
- Fencing along the northern boundary, and any new fencing for the project needs to be the black tubular steel material.
- No gates required on trash enclosure since enclosure is tucked in between the two buildings and not visible from the street.

- Signs between the tenants correspond and take in consideration a multi-tenant monuments sign designed architecturally to match the building.
-



**City of Paso Robles
Development Review Committee Minutes**

**3:30 PM Monday – September 18, 2023
City Hall Conference Room, 1000 Spring St, Paso Robles**

The Development Review Committee is conducting hybrid public meetings pursuant to AB 361, which allows for a deviation from the teleconference rules required by the Ralph M. Brown Act. Residents now have the option to attend the meeting in person or to participate remotely.

Commissioners present: Neel, Christensen and Connally

Staff present: Darcy Delgado and Katie Banister

Applicants and others present: George Garcia, Michael Shumrick James, Jeff Carr, and Carol Jay

Item 1

File #: [P23-0060 / SGN23-15](#)

Requested Action: DRC Final Action

Application: Sign Plan

Location: 1249 Creston Road

Applicant: Glenhaven Dentistry, represented by The Sign Place

Discussion: Staff provided an overview of the new wall mounted sign, which is for non-lit individual letters. The sign complies with the standards and is smaller than what the Sign Code would allow. The application suggests the owner of the business will also be painting their building a neutral gray as part of minor upgrades to the exterior.

Action: This item was approved as proposed.

Item 2

File #: [P22-0076 / PD22-11 / CUP23-07 / RZN23-01](#)

Requested Action: DRC Recommendation to Planning Commission

Application: Development Plan for a new mixed-use development including 2 commercial storefronts, 16 hotel rooms, and 8 residential units. Conditional Use Permit for a Winetasting Use. Rezoning to apply the Resort/Lodging overlay district to the site.

Location: 1745 Spring Street

Applicant: Garcia Architecture & Design for Tobin James

Discussion: Staff presented the project, which includes requests for a zoning change and state density bonus concessions to allow for deviations from current development standards, specifically to allow a hotel in the T3-F zoning district, and to reduce the parking requirement for the project. DRC members discussed the architectural style of the building, which has been changed since the DRC first reviewed the project on January 30, 2023. The majority of the DRC members preferred the currently proposed style over

the initial design, which had been described by staff as following the International Style of architecture, a style not permitted by the Uptown/Town Centre Specific Plan. DRC members expressed concern over the limited number of parking spaces proposed.

Action: The DRC forwarded the application to the Planning Commission with a request for:

- more information about state density bonus concessions and parking requirements,
- whether there will be additional angled parking on 18th Street, and
- a conceptual sign plan.

2023 DRC Schedule
Mondays at 3:30pm

Month	Commissioners		
January	Gibson	Koegler	Covarrubias
February	Gibson	Neel	Covarrubias
March	Koegler	Neel	Christensen
April	Koegler	Neel	Christensen
May	Connally	Marlow	Christensen
June	Koegler	Marlow	Davis
July	Connally	Neel	Davis
August	Covarrubias Absent 7 & 14 Christensen 7 th	Neel	Connally
September	Marlow 9/18 Absent Neel to Cover	Christensen	Connally 9/25 Absent Koegler to Cover
October	Covarrubias	Christensen	Davis
November	Marlow	Koegler	Davis
December	Marlow	Koegler	Davis
January 2024	Connally	Christensen	Covarrubias
February 2024	Connally	Neel	Covarrubias