



CITY OF EL PASO DE ROBLES
" The Pass of the Oaks"
Planning Commission Agenda

Tuesday, April 22, 2025, 6:30 PM
Council Chamber - Library/Conference Center
1000 Spring Street
Paso Robles, CA 93446

Commissioners Present:

Chairperson Covarrubias
Commissioner Christensen
Commissioner Neel
Commissioner Koegler
Commissioner Marlow
Commissioner Connally
Commissioner Roden

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 to comment on each item heard by the Council, other than brief reports and announcements by staff or the Council.

Written public comments can be submitted via email to planning@prcity.com **prior to 12:00 noon on the day of the meeting** to be posted as an addendum to the Agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name. City Council meetings will be live-streamed during the meeting and also available to play later on YouTube by accessing the following link: www.prcity.com/youtube. Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at www.prcity.com/meetings.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

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. Thorndyke Planned Development (PD 24-05/P24-0062)

4

Planned Development (PD 24-05/P24-0062), Master Development Plan (MDP) - Approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot. Find that said action is Categorical Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332, infill projects (Class 32)

Address: 2701 Germaine Way, APNs: 025-424-001, -002, -003, -004, -005, -006, -007, & -008

Applicant: Brian Thorndyke

CEQA Determination: Staff recommends the Planning Commission determine the project is exempt from environmental review as a class 32 categorical exemption pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15332.

Recommended:

Recommended: Option 1 – Staff recommends the Planning Commission approve the project by approving Draft Resolution A.

H. DISCUSSION ITEMS

1. 2024 Annual Report on the Implementation of the General Plan.

36

Recommendation to City Council regarding the 2024 Annual Report on the Implementation of the General Plan.

Address: Citywide

Applicant: City of Paso Robles

CEQA Determination: Staff recommends the Planning Commission find this action is not a project under the California Environmental Quality Act pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), §§ 15060, subd. (c)(2)-(3), 15378.

Recommended:

Recommend approval of the 2024 General Plan Annual Report to the City Council.

2. A review of the Planning Commissioner's membership in the Housing Constraints and Opportunities Committee (P25-0036)

91

Recommendation to the City Council regarding amendments to the Planning Commission bylaws to include commissioner's membership in the Housing Constraints and Opportunities Committee and other changes (P25-0036)

Address: Citywide

Applicant: City of Paso Robles

CEQA Determination: Staff recommends the Planning Commission find this

action is not a project under the California Environmental Quality Act pursuant to the State’s Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15060, subd. (b)(2)-(3) and 15378.

Recommended:

Staff recommends the Planning Commission recommend the City Council approve the proposed amendments to the Planning Commission bylaws.

| | | |
|-----------|------------------------------------------------------------------------------------|-----|
| I. | CONSENT CALENDAR | |
| 1. | February 11, 2025 Planning Commission Minutes | 105 |
| 2. | February 25, 2025 Planning Commission Minutes | 108 |
| 3. | March 11, 2025 Planning Commission Minutes | 112 |
| 4. | March 25, 2025 Planning Commission Minutes | 115 |
| 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 | 117 |
| K. | PLANNING COMMISSIONERS' COMMENTS | |
| L. | STAFF COMMENTS | |
| M. | ADJOURNMENT | |



Planning Commission Agenda Report

From: Darren Nash, City Planner

Subject: Planned Development (PD 24-05/P24-0062), Master Development Plan (MDP)
Applicant – Brian Thorndyke
Approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot. Find that said action is

CEQA: Staff recommends the Planning Commission determine the project is exempt from environmental review as a class 32 categorical exemption pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15332.

Location: APNs: 025-424-001, -002, -003, -004, -005, -006, -007, & -008

Date: April 22, 2025

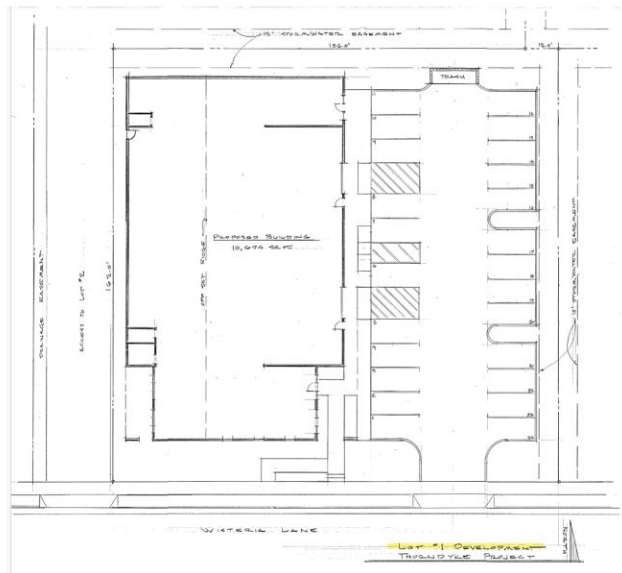
Facts

1. Brian Thorndyke has applied for PD 24-05, A request to approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot within the existing Golden Hill Business Park (the "Project").
2. The 2.68-acre site is located on the northwest corner of Wisteria Lane and Germaine Way, east of Golden Hill Road (See Vicinity Map, Attachment 1), within the Golden Hills Business Park.
3. The General Plan land use designation is Business Park (BP) and the zoning designation is Planned Industrial (PM). Industrial uses (e.g., electrical manufacturing and processing, wineries, and metal fabrication) and warehousing uses (with accessory offices) are permitted in the PM zone and are consistent with the BP General Plan land use designation.
4. The Golden Hills Business Park was originally established with Tract 2269 in 2001. The lots within the business park were previously improved with curb, gutter and sidewalk and are served with sewer, water, and other dry utilities. Additionally, the lots within the business park were graded at the time of the installation of the tract improvements.
5. In September of 2006, the Planning Commission approved Resolution 06-076 approving PD 06-010 and Resolution 06-077 approving Tract 2839. These entitlements authorized the subdivision of the site into eight lots for the construction of eight light industrial/manufacturing buildings. Although the subdivision was recorded establishing the eight lots, no development has occurred on the lots.
6. In March 2023 the City Council approved Resolution 23-030 approving PD 20-16 and Tentative Tract Map 3191, approving a six-lot subdivision and a master development plan for the 2.68-acre

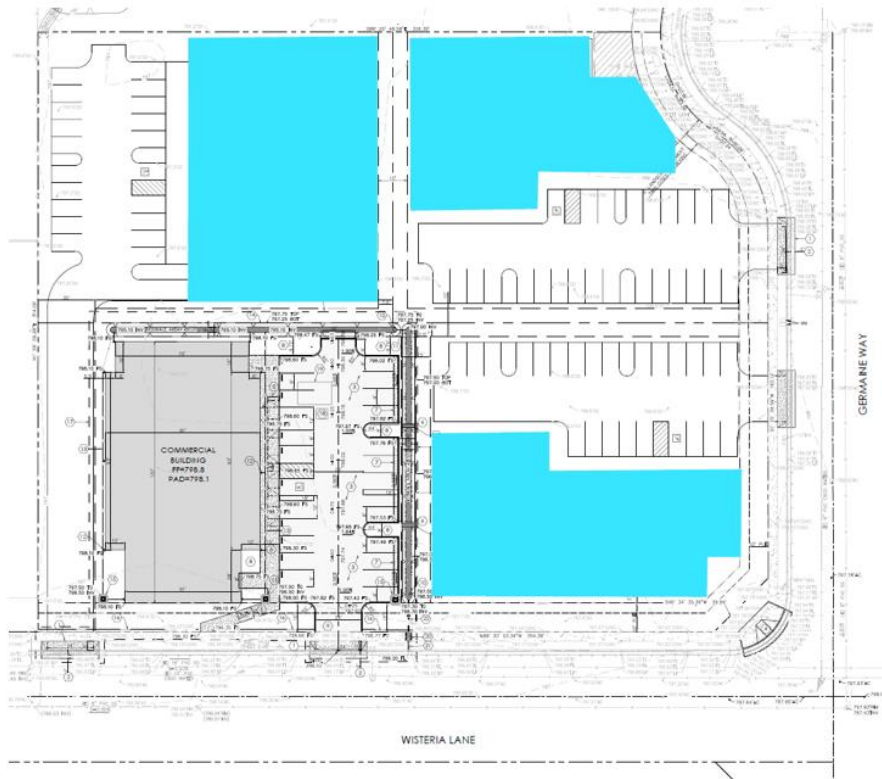
site for Mr. Thorndyke. The tract map has not been recorded, and no development has occurred on the site.

7. Mr. Thorndyke is not planning on moving forward with the six-lot project and is now proposing a four-lot project, indicating that fewer larger lots would better serve the demand for light-industrial users.
8. Tentative Lot Line Adjustment PRAL 21-0009 has been approved, allowing for the reduction of eight lots to four lots.
9. Nick Gilman, Architect, has provided site planning and architectural details for a 10,700sf building for Lot 1. It is intended for this building to be constructed first to provide the theme for the development of the remaining three lots.
10. Tim Roberts, Civil Engineer, provided engineering plans for the Project and includes grading and drainage information for all four lots. The civil plans show conceptual parking and building placement for the four lots.
11. The Development Review Committee (DRC) reviewed this Project at their meeting on January 13, 2025. The DRC indicated that the reduction to four lots provides for a better development pattern for the property. The DRC recommended that the Project be scheduled for review by the Planning Commission.

Lot 1 - Development Plan



Preliminary Development Plan



Options

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

1. Approve the Project by:
 - a. Approving Draft Resolution A for PD 24-05, subject to conditions of approval.
 - b. Find that said action is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA guidelines section 15332, in-fill development projects (class 32).
2. Modify and approve the Project by amending and approving Draft Resolution A.
3. Refer the Project back to staff or DRC for additional analysis.
4. Deny the Project by adopting findings of denial.

Analysis and Conclusions

Project Summary

This Project proposes merging the existing eight parcels into four parcels and approving a Development Plan for a 10,700sf building on Parcel 1. The Project site was previously graded and frontage improvements installed with the development of Tract 2269. The site is adjacent to other lots within Tract 2269 to the west and to the north. Germaine Way is adjacent on the east and Wisteria Lane is adjacent to the south.

General Plan/Zoning Consistency

The proposed buildings would be located on vacant lots within an existing industrial/business park. Industrial uses such as electrical manufacturing and processing, wineries, and metal fabrication; and warehousing with accessory offices are permitted uses in the PM districts. The uses are also consistent with both the Business Park (BP) General Plan land use designation, which are “to encourage the continued viability of existing industrial development while providing encouragement for new industry to locate in the City.”

Future Development Review Process

The architectural plans provided for Lot 1 along with the civil engineering plans are considered the Master Development Plan for the Project and will be exhibits to the PD Resolution. Future development of the lots will be required to submit a Major Site Plan Review application for review and final approval by the DRC for consistency with the master development plan for this Project.

Conclusion

The proposal to reduce the number of lots on the 2.6-acre site from eight to four, and construct four new industrial/warehouse buildings on the lots is consistent with the land use and zoning designations of the properties and would complement the existing industrial/warehouse uses within the business park. Additionally, the proposed project is the type of development anticipated in the Golden Hills Business Park and is supported by the City’s Economic Strategy and Tech Corridor.

City staff has assessed the environmental impact of the Project and any applicable environmental review under the California Environmental Quality Act (“CEQA”). As the decision-making body for the City, and in the City’s role as lead agency under CEQA for the Project, staff recommends that the Planning Commission find the entire Project categorically exempt from CEQA review, pursuant to CEQA Guidelines, Section 15332, In-Fill Development Projects (Class 32). Additionally, staff recommends that the Planning Commission find that none of the Exceptions to the Categorical Exemptions apply to the Project. The findings associated with a Class 32 exemption are set forth within Resolution A, Attachment 2.

CEQA

City staff has assessed the environmental impact of the Project and any applicable environmental review under the California Environmental Quality Act (“CEQA”). As the decision-making body for the City, and in the City’s role as lead agency under CEQA for the Project, staff recommends that the Planning Commission find the entire Project categorically exempt from CEQA review, pursuant to CEQA Guidelines, Section 15332, In-Fill Development Projects (Class 32). Additionally, staff recommends that the Planning Commission find that none of the Exceptions to the Categorical Exemptions apply to the Project. The findings associated with a Class 32 exemption are set forth within Resolution A, Attachment 2.

Recommendation (Option 1)

Option 1 – Staff recommends the Planning Commission approve the project by approving Draft Resolution A.

Attachments

1. Attachment 1. Vicinity Map

2. Draft Resolution A



Attachment 2

Draft Resolution A

RESOLUTION NO. PC 25 -XXX

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT 24-05,
2701 GERMAINE WAY, APNs 025-424-001, -002, -003, -004, -005, -006, -007, & -008

WHEREAS, Brian Thorndyke has applied for PD 24-05, a request to approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot within the existing Golden Hill Business Park (the “Project”), located at 2701 Germaine Way in the City of El Paso de Robles (the “Project Site”); and

WHEREAS, the 2.68-acre Project Site is located on the northwest corner of Wisteria Lane and Germaine Way, east of Golden Hill Road (See Vicinity Map, Attachment 1), within the Golden Hills Business Park; and

WHEREAS, the General Plan land use designation for the Project Site is Business Park (BP) and the zoning designation is Planned Industrial (PM) Industrial and warehousing uses (with accessory office) is permitted in the PM zone and is considered consistent with the BP General Plan land use designations; and

WHEREAS, the Golden Hills Business Park was established with Tract 2269. The lots within the business park are improved with curb, gutter and sidewalk and served with sewer, water, and other dry utilities. Additionally, the lots within the business park were graded at the time of the installation of the tract improvements; and

WHEREAS, in September of 2006, the Planning Commission approved Resolution 06-076 approving PD 06-010 and Resolution 06-077 approving Tract 2839 authorizing the subdivision of the site into eight lots for the construction of eight light industrial/manufacturing buildings. Although the subdivision was recorded establishing the eight lots, no development has occurred on the lots; and

WHEREAS, in March 2023 the City Council approved Resolution 23-030 approving PD 20-16 and Tentative Tract Map 3191, approving a six-lot subdivision and a master development plan for the 2.68-acre site for Mr. Thorndyke. The tract map has not been recorded, and no development has occurred on the site; and

WHEREAS, Mr. Thorndyke is not planning on moving forward with the PD 20-16 and Tentative Tract Map 3191 and is now proposing the Project, which reduces the existing eight-lots to a four-lot project, indicating that fewer larger lots would better serve the demand for light-industrial users (PD 24-05); and

WHEREAS, PD 24-05 provides a Master Development Plan for the four lots by providing site planning and architectural details for Lot 1, and preliminary site planning for Lots 2-4; and

WHEREAS, the Project is categorically exempt from environmental review per Section 15332 (in-fill development projects) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, the City’s Development Review Committee (DRC) reviewed the Project at its January 13, 2025 meeting. The DRC indicated that the reduction from eight lots to four lots at the Project Site provides for a better development pattern for the property. The DRC recommended that the Project be scheduled for review by the Planning Commission; and

Attachment 2

WHEREAS, a public hearing was conducted by the Planning Commission on April 22, 2025 to consider the Planned Development 24-05; and

WHEREAS, based on the information and analysis contained for the Project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that the Project would result in significant effects on the environment with mitigation measures implemented.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.16.010 (Development Plan Requirements) , and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

Development Plan Findings:

1. The design and intensity (density) of the proposed development plan is consistent with the goals and policies established by the General Plan and the zoning code, the policies and development standards established by any applicable specific plan, special planned development, or master development plan, and all other adopted codes, policies, standards, and plans of the city, including design guidelines adopted by resolution by the planning commission. The Project Site has a business park (BP) land use designation, and a planned industrial (PM) zoning designation. The Project meets the purpose and intent of the zoning district in which it will be located, because the Project would provide opportunities for a variety of commercial and industrial business types that contribute to the diversity and stability of the city's economy; encourage a diverse mix of goods, services, office, and research and development uses, including small and independent businesses, to enrich the lives of residents, employees, and visitors and increase employment opportunities; and promote commercial and industrial development that will enhance the identity and vitality of specific areas and corridors by providing for additional industrial and warehouse uses within an existing industrial business park.
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City, since this Project would be developed within an existing business park that has been previously entitled for the type of development proposed with the Thorndyke project.
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors, and the public right-of-way, and contributes to the orderly development of the city as a whole, by developing the properties within the existing business park utilizing high quality architecture and design.
4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts as the Project is consistent with the land use designation and zoning designation of the site and surrounding uses; and

Attachment 2

5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, and historic buildings and structures because the project will be constructed on previously graded flat building pads consistent with the other lots in the business park.
6. The proposed development plan 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 including commercial and light industrial uses.

Section 3: Environmental Determination. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), the City's Procedures for Implementing CEQA, the Planning Commission finds the Project is categorically exempt from CEQA as a class 32 exemption for infill development projects within urbanized areas. The Project meets all requirements of a class 32 exemption because:

The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. Consistency with the General Plan and zoning regulation. The property has a General Plan land use category of Business Park (BP). The purpose of the BP category is to "provide areas for clean and attractive businesses and industries in which all activities are conducted indoors. The Project is a warehouse and distribution center where all activities will be happening indoors. The property is in the Airport (AP) zoning district, where warehousing, manufacturing and distribution uses are permitted. No development standards have been adopted for the AP district.

The proposed development occurs within an existing business park, in city limits, where the site is less than five acres and substantially surrounded by urban uses. Nearby development includes Beta USA, San Antonio Winery, IQMS software company, and Justin Winery, as well as other existing businesses.

The Project site has no value as habitat for endangered, rare or threatened species. The site is ready for construction based on the site being rough graded, frontage improvements have been installed, and sewer and water utilities are stubbed to the site. The Mitigated Negative Declaration prepared for Tract 2269 identified mitigation requirements related to San Joaquin kit fox migration corridor and oak tree protection. No oak trees, vernal pools or drainages were mapped on the site. Due to a long history of substantial surface disturbance, special-status plant species were determined unlikely to occur on the site. San Joaquin kit fox mitigation fees were paid for all lots within Tract 2269, prior to the construction of tract improvements, which included rough grading of the site.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The approval of Tract 2269 included a Traffic Impact Analysis by Associated Transportation Engineers related to business park uses for all lots within the tract including this lot. The proposed development is consistent with the type of development anticipated with the business park. The Project will be paying development impact fees to mitigate any impacts to neighboring streets and intersections. The Project Site has been previously rough grading. No drainages have been identified on the flat property. Standard stormwater, erosion and dust control measures will prevent development of the site from creating significant impacts to air or water quality.

The site can be adequately served by all required utilities and public services. Both water and sewer are available to the site. The General Plan anticipates commercial use of the site, and public utilities and services are designed to accommodate build-out of the General Plan. Additionally, the Planning Commission finds that none of the Exceptions to the Categorical Exemptions pursuant to Section 15300.2 of the CEQA Guidelines apply to the Project.

Attachment 2

Section 4 - Approval: Planned Development 24-05 is approved, subject to the following:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|---------------------------------------------|
| A | Site-Specific Conditions |
| B | Standard Conditions of Approval |
| C | Plot Plan – Lot 1 |
| D | Architectural Renderings |
| E | Landscape Plan |
| F | Preliminary Grading/Master Development Plan |
| G | Preliminary Utility Plan |

PASSED AND ADOPTED THIS 22nd day of April 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Attachments

A - G Project Exhibits

Exhibit A

Site Specific Conditions of Approval – PD 24-05

(Thorndyke – Germaine Way)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B” of Resolution 25-_____.

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project 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:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|--------------------------------------------------|
| A | Site-Specific Conditions |
| B | Standard Conditions of Approval |
| C | Plot Plan – Lot 1 |
| D | Architectural Renderings |
| E | Landscape Plan |
| F | Preliminary Grading |
| G | Preliminary Utility Plan/Master Development Plan |

3. PD 24-05 master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot within the existing Golden Hill Business Park, as presented in Exhibits A-G above.
4. With the approval of PD 24-05, a development plan (PD) approval is approved for Lot-1 as shown in Exhibits C-G. The future development of Lot 2-4 will require the submittal of a Major Site Plan Review (SPR) prior to the issuance of building permits.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 24-05 shall expire on April 22, 2027. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
6. Any condition imposed by the Planning Commission in approving this Development Plan 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 granting of the original permit. 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 under the Development Plan.

Engineering Division Conditions:

7. The project applicant shall complete the frontage improvements along Wisteria and Germaine Way to the satisfaction of the City Engineer. This includes tree plantings, irrigation, and drive approaches. The curb ramp at the corner of Wisteria and Germain shall be replaced with a compliant ADA ramp. Public improvement plans shall be submitted for City Staff review and approval for the tract improvements.

Timing: Prior to Final Map or Lot Line Adjustment

8. The applicant shall quitclaim any existing private easements and establish new private easements as needed.

Timing: At Recordation of Final Map or Lot Line Adjustment

9. Existing water services must be stand alone and not connected to other services. All water services, both existing and proposed, must comply with current City Standard Details and Specifications.

Timing: Prior to Final of Tract Improvements.

10. The proposed stormwater basins shall be installed onsite and not overlying the public utility easement along Wisteria or Germaine Way. Proposed stormwater pipes from the project to public right of way are subject to City Engineer review and acceptance.

Timing: Prior to Issuance of Improvement and or Grading Plans.

11. The project (four new lots) shall be designed to mitigate stormwater impacts and comply with all applicable Post Construction Stormwater requirements.
12. The original landscape & lighting annexation benefit assignment will be applied to the new parcels.

Exhibit B

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

| | |
|---------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Planned Development 25-04 | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Tract Map |
| Approval Body: PC | Date of Approval: April 22, 2025 |
| Applicant: Thorndyke. | Location: 2701 Germaine Way |
| APN: 025-424-001 thru 008 | |

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 April 22, 2027 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. In the event any claim, action, or proceeding is commenced naming the City of El Paso de Robles or its agents, officers, or employees as defendant, respondent, or cross defendant arising or alleged to arise from the City's approval of this project, the project applicant shall defend, indemnify, and hold harmless the City or its agents, officers, and employees from liability, damages, penalties, costs, or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of El Paso de Robles, the El Paso de Robles Planning Commission, any advisory agency to the City, or the El Paso de Robles City Council. Project applicant shall defend such action at applicant's sole cost and expense which includes court costs and attorneys' fees. It is expressly agreed that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense. The City shall promptly

notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. However, nothing in this condition shall be construed to prohibit the City of El Paso de Robles from participating in the defense of any claim, action, or proceeding, if City bears its own attorneys' fees and cost, and defends the action in good faith.

- ☒ 4. Any site-specific condition imposed by the Planning Commission in approving this project (**PD 24-05**) 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. 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.
- ☐ 8. 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).
- ☒ 9. All outdoor storage shall be screened from public view by landscaping and walls or fences per Section 21.69.170.C.2 of the Municipal Code.
- ☒ 10. 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.

- ☒ 11. 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.
- ☒ 12. 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.
- ☒ 13. 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.
- ☒ 14. 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.
- ☒ 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.
- ☐ 17. 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.
- ☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- ☒ 19. 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.
- ☐ 20. 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.
- ☒ 21. 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, light fixtures and trash enclosures;
 - ☐ b. A detailed landscape plan;
 - ☐ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
 - ☒ d. Other: Each building needs DRC approval. See PD 25-04 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 of the Community Development Department, the Public Works Department 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. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- ☐ 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:

Frontage Landscaping along Wisteria Lane and Germaine Way

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 and Post Construction requirements.
- ☒ 4. A Preliminary 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 constructed to the City Standard Details and Specifications.
- ☒ 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 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, required by the City Engineer, are completed and approved by the City Engineer, and accepted by the City Council for maintenance if required.
- ☐ 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:
- | 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.
Labor and Materials Bond.....50% of performance bond.
- ☒ 5. If the City Engineer determines that 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 City Engineer determines that the existing pavement and structural section of the City Street adjacent to the frontage of the project is adequate, 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. Street lights 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). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
- ☐ a.
- ☒ 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 within the time frames required by the Subdivision Map Act.
- ☒ 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 paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer, as required, 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.

PASO ROBLES DEPARTMENT AND EMERGENCY SERVICES- The applicant shall contact the Department of Emergency Services, (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

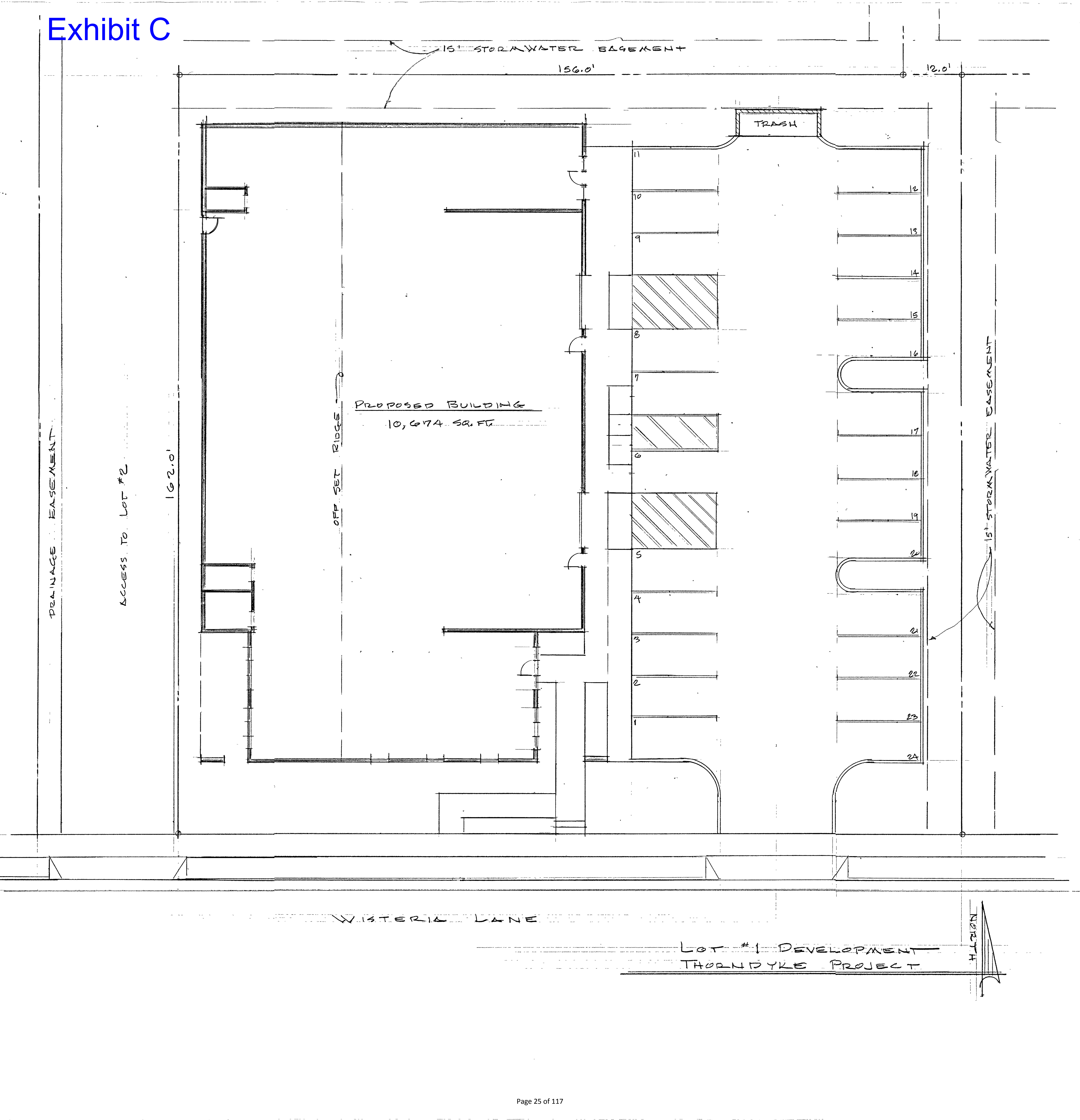
1. ☒ Prior to the start of construction:
- ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
- ☒ Applicant shall provide documentation to Emergency Services that required fire

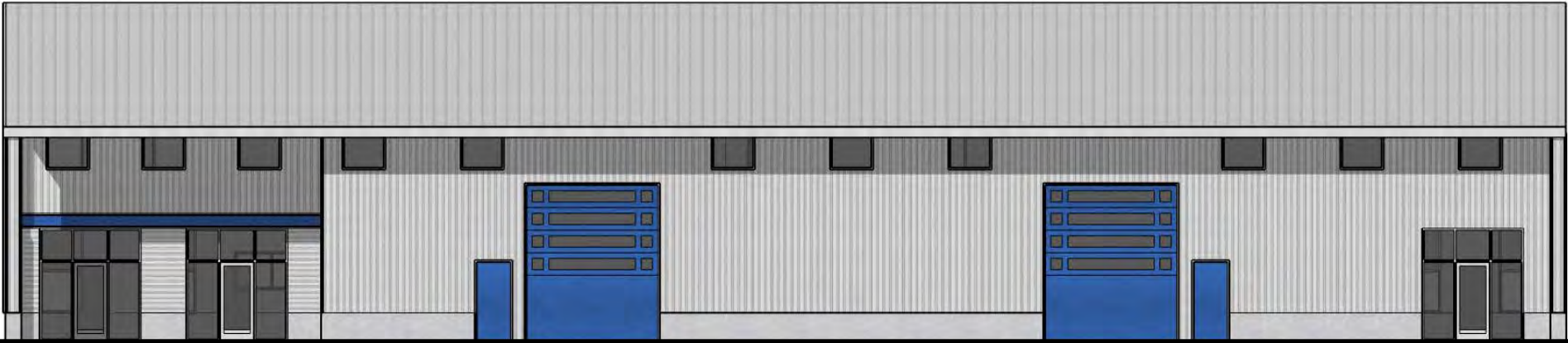
- flows can be provided to meet project demands.
- ☒ **Prior to delivery of combustible materials**, fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code. (PRMC - A fire hydrant must be located within 150' of the FDC and connection to it must not block collector or arterial roadways).
 - ☒ **Prior to delivery of combustible materials**, a based access road sufficient to support the department's fire apparatus (Engines-43.5k lbs., Truck-69.5k lbs.) shall be constructed and maintained for the duration of the construction phase of the project.
 - ☒ Access roads shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFD.
 - ☐ Truck access road shall be at least twenty (26) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. Minimum set-back 15', maximum 30'.
 - ☐ Project shall provide a secondary access fire road approved by PRFD.
2. ☒ Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
- ☒ Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
3. ☒ Provide on address side of building if applicable:
- ☒ Fire alarm annunciator panel location to be approved by PRFD.
 - ☒ Provide a Knox box key entry box or system.
 - ☒ Fire department connection (FDC) location and access path must be approved by PRFD.
 - ☒ Address Numbers; size, location, and contrast shall be approved by PRFD.
4. ☒ 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 feet. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' feet will compel additional standpipe system(s) in each stairwell.
5. ☐ Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
6. ☒ Motorized Gates blocking fire access require a separate PRFD and must include Knox Key Switch access.
7. ☒ Fire extinguisher placement shall be approved by PRFD.
8. ☐ Landscape plant selections shall be fire resistive within 30 feet of structures.

- 9. ☒ Landscape trees must not project into required vertical clearance of the fire access lanes.
- 10. ☒ Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
- 11. ☒ Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 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 exact requirements.
 - ☒ A Final Fire Walkthrough inspection shall be completed on all buildings.

Note: All buildings must meet Emergency Responder Radio Coverage (CFC 510)

Exhibit C





EAST ELEVATION



Vertical Corrugated - Galvalume

Horizontal Corrugated - Galvalume

Concrete

SOUTH ELEVATION



WEST ELEVATION

Nick Gilman
Architect

ELEVATIONS

Thorndyke, Germaine Way
Paso Robles

8.9.2024



Nick Gilman
Architect

RENDERING

Thorndyke, Germaine Way
Paso Robles

6.26.2024



*Nick Gilman
Architect*

RENDERING

*Thorndyke, Germaine Way
Paso Robles*

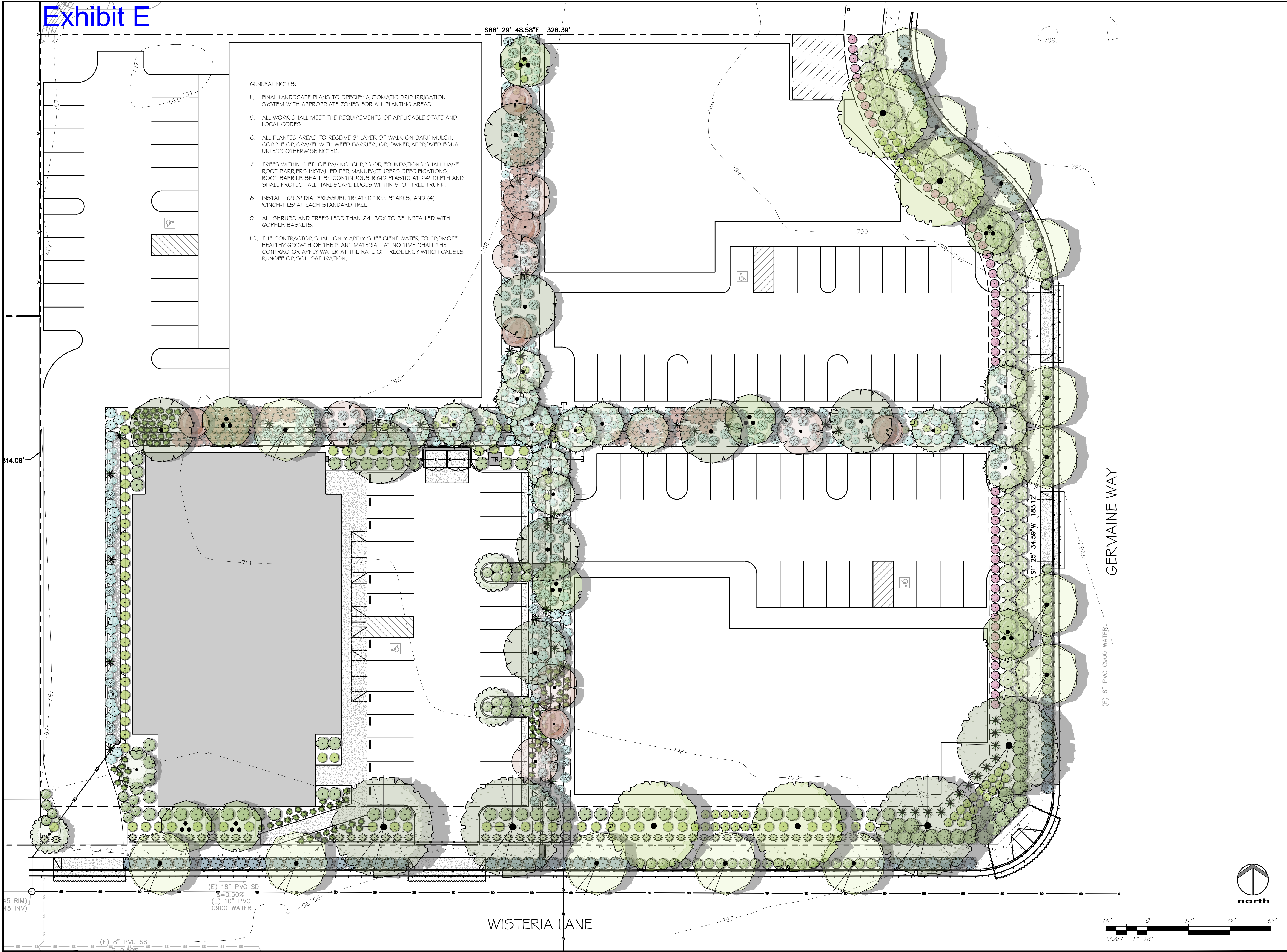
6.26.2024

3

Exhibit D



Exhibit E



8045 Morro Road
Atascadero, CA 93422
805-466-6263
www.madronelandscape.com
C-27 Lic. 713969

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SHEET TITLE
PLANTING PLAN

PROJECT NAME & ADDRESS
**THORNDYKE
WISTERIA LANE & GERMAINE WAY
PASO ROBLES, CA 93446**

| REVISION | DATE |
|------------|---------|
| CONCEPT | 8.8.24 |
| REVISION 1 | 4.11.25 |
| REVISION 2 | |

DRAWN BY
TE/JB

OWNER APPROVAL

STAMP

NOT FOR CONSTRUCTION

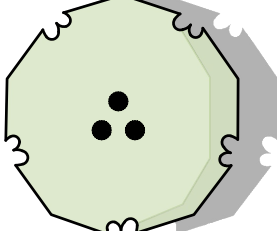
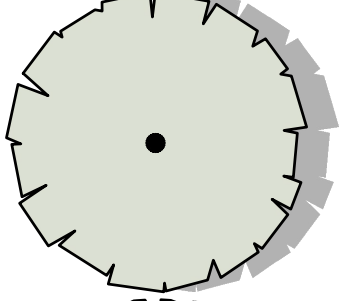
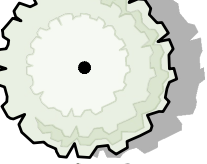
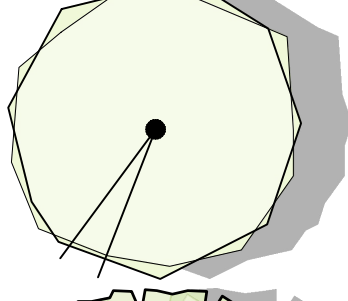
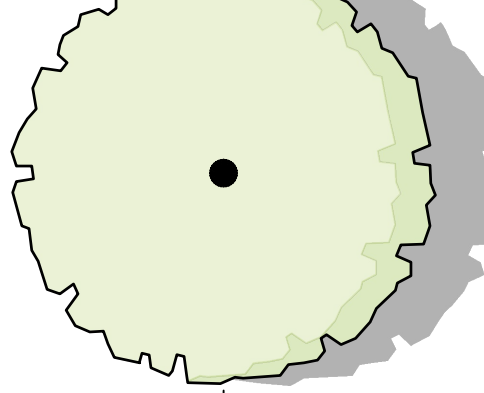
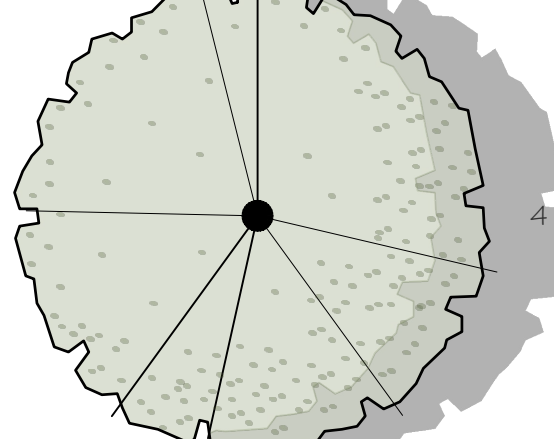
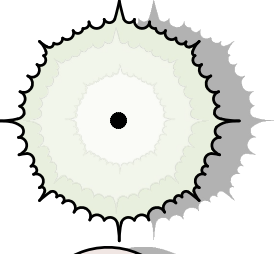
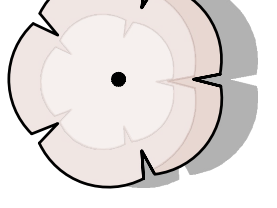
















PROJECT NUMBER
24043

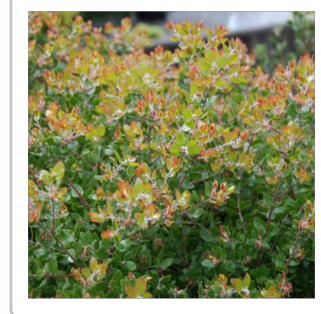
FILE NAME
Thorndyke; Rev1

PLOT DATE
APRIL 11, 2024

SHEET NUMBER
L-1.0

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT | H X W |
|-------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------|---------|---------------------|
| TREES | | | | |
|  | 8 | CERCIS OCCIDENTALIS / WESTERN REDBUD, MULTI-TRUNK | 15 GAL | 12-20" H X 10-15" W |
|  | 8 | GEIJERA PARVIFLORA / AUSTRALIAN WILLOW | 24" BOX | 20-30" W X 20-30" H |
|  | 4 | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE, STANDARD | 24" BOX | 15-25" H X 15-20" W |
|  | 14 | PISTACIA CHINENSIS / CHINESE PISTACHE MULTI-TRUNK | 24" BOX | 30-35" H X 25-35" W |
|  | 4 | PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANETREE | 24" BOX | 30-50" H X 30-50" W |
|  | 4 | QUERCUS AGRIFOLIA / COAST LIVE OAK, NATURAL BRANCHING | 24" BOX | 40-60" H X 40-50" W |
|  | 16 | SEQUOIA SEMPERVIRENS 'APTOS BLUE' / COAST REDWOOD | 15 GAL | 30-60" H X 20-30" W |
|  | 6 | X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA | 15 GAL | 15-25" H X 15-25" W |
| SHRUBS | | | | |
|  | 56 | ARCTOSTAPHYLOS X 'SUNSET' / SUNSET MANZANITA | 5 GAL | 4-5" H X 4-5" W |
|  | 94 | ARTEMISIA DOUGLASIANA / DOUGLAS MUGWORT | 1 GAL | 3-5" H X 3-5" W |
|  | 46 | CHONDROPETALUM TECTORUM 'EL CAMPO' / CAPE RUSH | 5 GAL | 2-3" H X 3-4" W |
|  | 70 | CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE | 1 GAL | 2-3" H X 6-8" W |
|  | 6 | COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKEBUSH | 15 GAL | 12-15" H X 10-15" W |
|  | 27 | COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER | 1 GAL | 1-2" H X 8-10" W |
|  | 148 | EPILOBIUM CALIFORNICUM 'EVERETT'S CHOICE' / CALIFORNIA FUCHSIA | 1 GAL | 1-2" H X 2-3" W |
|  | 82 | GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA | 1 GAL | 1-2" H X 4-5" W |
|  | 38 | MAHONIA REPENS / CREEPING MAHONIA | 1 GAL | 1-2" H X 2-3" W |
|  | 54 | RHAMPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN | 5 GAL | 2-3" H X 3-4" W |
|  | 44 | ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE | 5 GAL | 4-6" H X 3-5" W |
|  | 68 | ROSMARINUS OFFICINALIS 'BOULE' / BOULE ROSEMARY | 1 GAL | 1-3" H X 3-6" W |
|  | 46 | VITIS CALIFORNICA X VINIFERA 'ROGER'S RED' / ROGER'S RED GRAPE | 1 GAL | 1-2" H X SPREADING |
| GRASSES | | | | |
|  | 106 | CAREX DIVULSA / BERKELEY SEDGE | 1 GAL | 1-2" H X 2-3" W |
|  | 159 | LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE | 1 GAL | 2-3" H X 3-4" W |
|  | 72 | MUHLENBERGIA RIGENS / DEER GRASS | 1 GAL | 4-5" H X 4-6" W |
| | 55 | PENNISETUM ALOPECUROIDES 'KARLEY ROSE' / FOUNTAIN GRASS | 1 GAL | 3-4" H X 3-4" W |



Arctostaphylos 'Sunset'
Sunset Bush Manzanita



Artemisia douglasiana
Mugwort



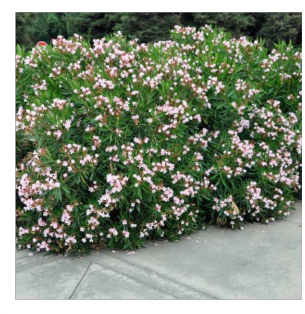
Carex divulsa
Grassland Sedge



Cercis occidentalis
Western Redbud



Muhlenbergia rigens
Deer Grass



Nerium oleander 'Petite Pink'
Petite Pink Oleander



Pennisetum 'Karley Rose'
Oriental Fountain Grass



Pistacia chinensis
Chinese Pistache



Chitalpa x tashkentensis
Chitalpa



Chondropetalum tectorum 'El Campo'
El Campo Cape Rush



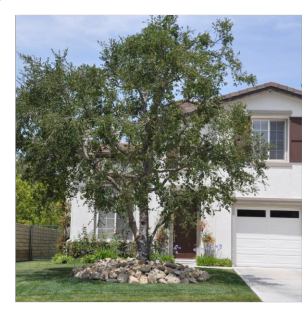
Cistus 'Sunset'
Sunset Rockrose



Cotinus coggygia 'Royal Purple'
Purple Smokebush



Platanus acerifolia 'Bloodgood'
London Planetree



Quercus agrifolia
Coast Live Oak



Rhamphiolepis indica 'Pink Dancer'
Rhamphiolepis Pink Dancer



Rosa 'Iceberg'
Iceberg Floribunda Rose



Cotoneaster dammeri 'Coral Beauty'
Coral Beauty Bearberry Cotoneaster



Epilobium canum
California Fuchsia



Geijera parviflora
Australian Willow



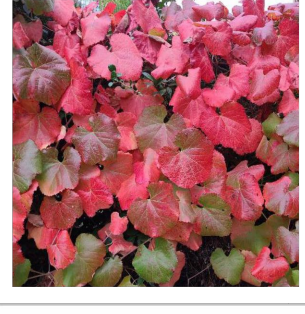
Grevillea lanigera 'Coastal Gem'
Coastal Gem Grevillea



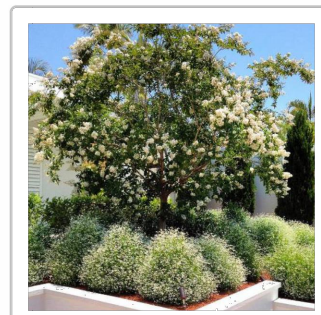
Rosmarinus officinalis 'Boule'
Boule Rosemary



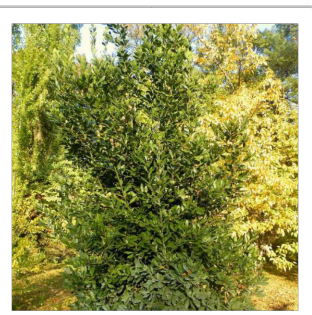
Sequoia sempervirens 'Aptos Blue'
Aptos Blue Coast Redwood



Vitis x californica 'Roger's Red'
Roger's Red Wild Grape



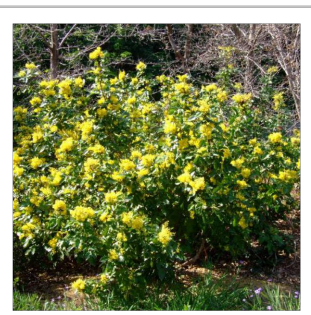
Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle



Laurus nobilis
Bay Laurel

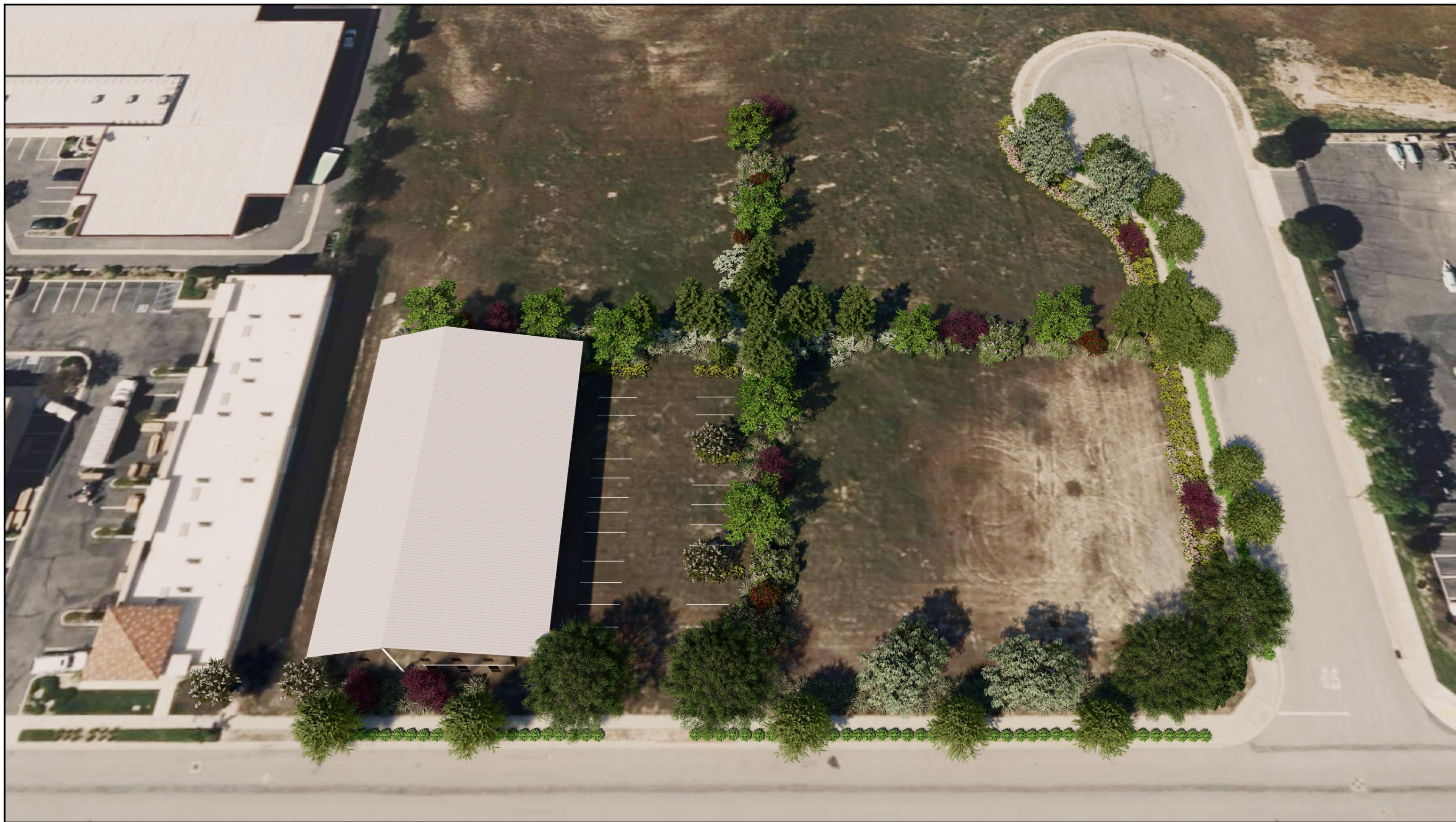


Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye



Mahonia repens
Creeping Mahonia

BIRD'S EYE VIEW LANDSCAPE RENDERING



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Atascadero, CA 93422
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www.madronelandscape.com
C-27 Lic. 713969

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SHEET TITLE
PLANT SCHEDULE, PALETTE & RENDERING
PROJECT NAME & ADDRESS
**THORNDYKE
WISTERIA LANE & GERMAINE WAY
PASO ROBLES, CA 93446**

| | |
|------------|---------|
| REVISION | DATE |
| CONCEPT | 8.8.24 |
| REVISION 1 | 4.11.25 |
| REVISION 2 | |

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| DRAWN BY | TE/JB |
| OWNER APPROVAL | |

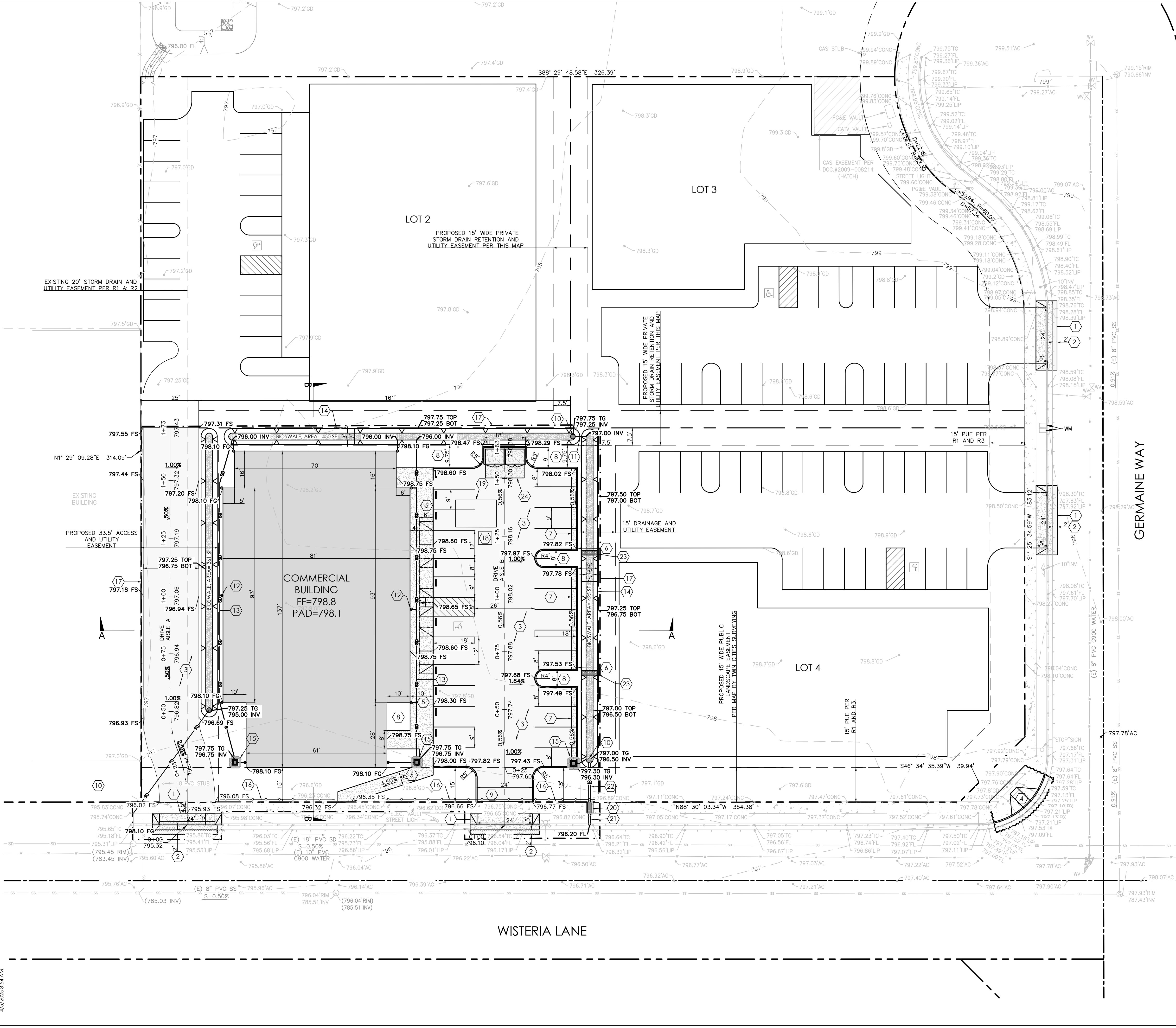
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| PLOT DATE | APRIL 11, 2024 |
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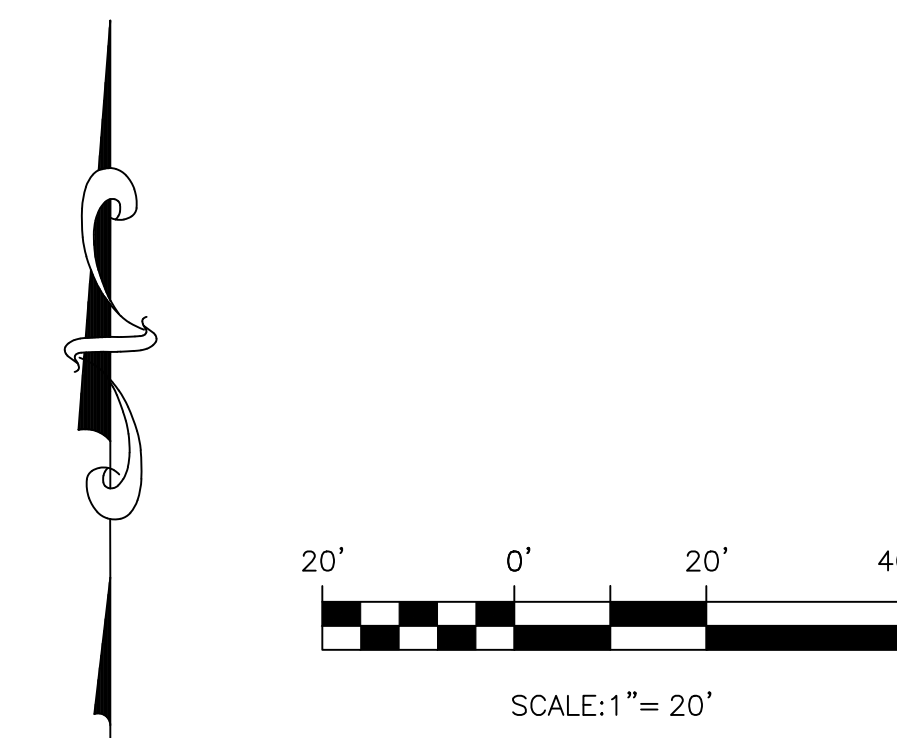
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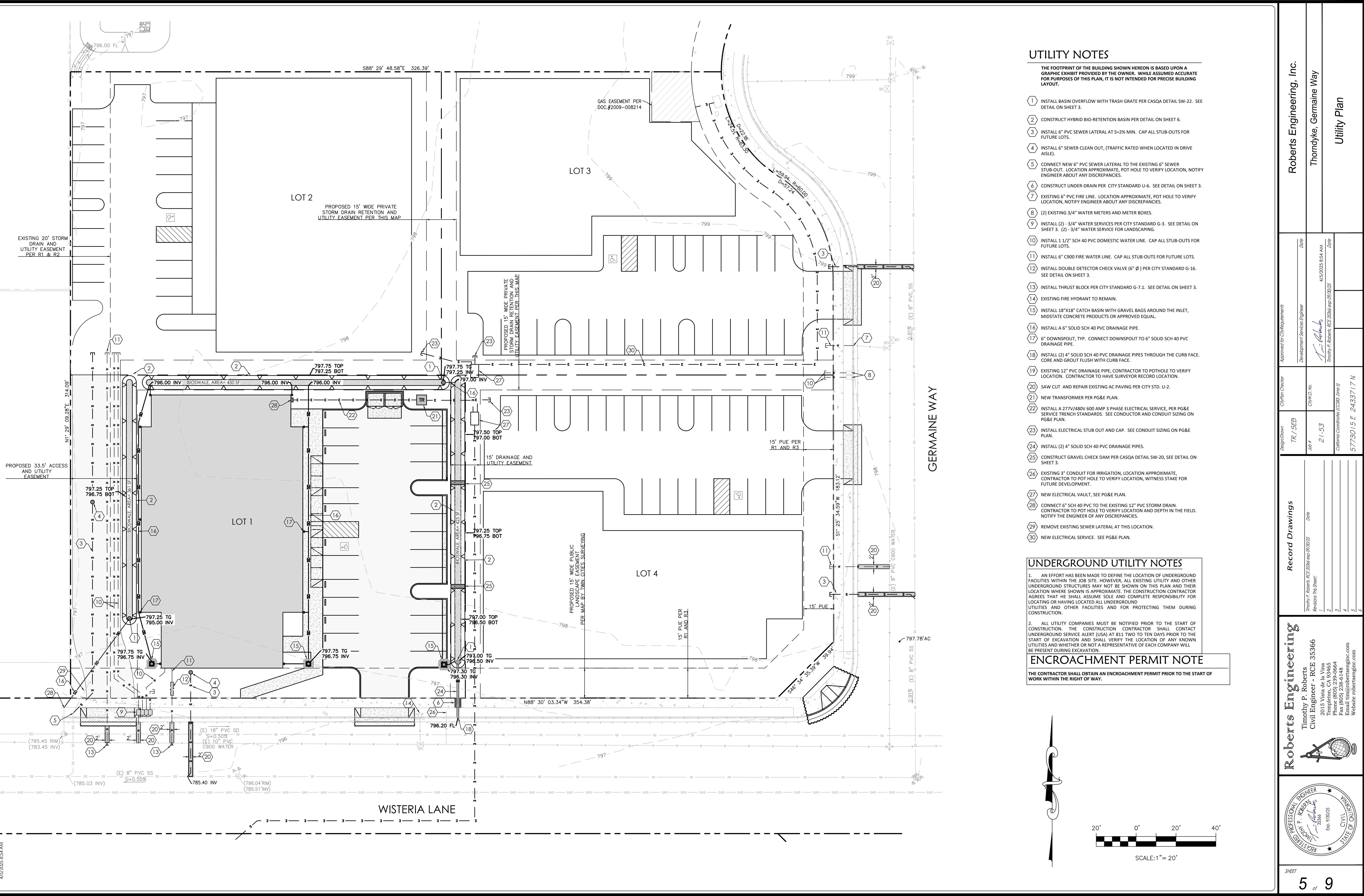
CONSTRUCTION NOTES

THE FOOTPRINT OF THE BUILDING SHOWN HEREON IS BASED UPON A GRAPHIC EXHIBIT PROVIDED BY THE OWNER. WHILE ASSUMED ACCURATE FOR PURPOSES OF THIS PLAN, IT IS NOT INTENDED FOR PRECISE BUILDING LAYOUT.

- 1. CONSTRUCT DRIVEWAY PER CITY STANDARD C-9. SEE DETAIL ON SHEET 3.
- 2. SAW CUT AND REPAIR EXISTING AC PAVING PER CITY STD. C-7. SEE DETAIL ON SHEET 3.
- 3. CONSTRUCT AC PAVING SECTION, T.I. = 6.0, 3" AC PAVING OVER 10.5" CL II AB COMPACTED TO 95%, OVER 12" CLEAN NATIVE COMPACTED TO 95%.
- 4. CONSTRUCT ACCESSIBLE RAMP, SEE DETAIL ON SHEET 6.
- 5. CONSTRUCT SIDEWALK PER CITY STANDARD C-3. SEE DETAIL ON SHEET 3.
- 6. CONSTRUCT 1" WIDE CURB CUT, TYPICAL, PER CASQA DETAIL SW-18, SEE DETAIL ON SHEET 9.
- 7. CONSTRUCT 6" PCC CURB AND GUTTER PER CITY STANDARD C-1.
- 8. LANDSCAPED AREA PER LANDSCAPING PLAN, TYPICAL.
- 9. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
- 10. INSTALL BASIN OVERFLOW WITH BEEHIVE GRATE, PER CASQA DETAIL SW-22, SEE DETAIL ON SHEET 9.
- 11. INSTALL 4" SCH 40 PVC DRAINAGE PIPE.
- 12. DOWNSPOUT, TYPICAL.
- 13. INSTALL 6" SCH 40 PVC DRAINAGE PIPE TO DOWNSPOUT AND ROUTE TO THE DRAINAGE BASIN, TYPICAL.
- 14. CONSTRUCT BIO-RETENTION BASIN PER DETAIL ON SHEET 6.
- 15. INSTALL 18"x18" CATCH BASIN WITH GRAVEL BAGS AROUND THE INLET, MIDSTATE CONCRETE PRODUCTS OR APPROVED EQUAL.
- 16. INSTALL STRAW WATTLES, TYPICAL.
- 17. AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
- 18. CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2. PROVIDE PAINT STUCCO WASHOUT AS NEEDED.
- 19. CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 10 LF - 4" PVC PIPE AT S = 1% ±.
- 20. CONSTRUCT UNDER-DRAIN PER CITY STANDARD U-6. SEE DETAIL ON SHEET 3.
- 21. INSTALL (2) 4" SOLID SCH 40 PVC DRAINAGE PIPES THROUGH THE CURB FACE. CORE AND GROUT FLUSH WITH CURB FACE.
- 22. INSTALL (2) 4" SOLID SCH 40 PVC DRAINAGE PIPES.
- 23. CONSTRUCT GRAVEL CHECK DAM PER CASQA DETAIL SW-20, SEE DETAIL ON SHEET 9.
- 24. TRASH ENCLOSURE PER CITY OF SAN LUIS OBISPO STANDARD 9110, DIAGRAM 8.04-D-2.



| | |
|---------------------------------------------|----------------------|
| Roberts Engineering, Inc. | |
| Thorndyke, Germaine Way | |
| Grading, Drainage, and Erosion Control Plan | |
| Approved for City Requirements | |
| City/Plan Checker | Date |
| TR / SEB | 4/5/2025 8:54 AM |
| City/Plan No. | 4/5/2025 8:54 AM |
| Job # | 21-53 |
| California Coordinates (CC88, Zone 9) | 5773015 E 24433717 N |
| Record Drawings | |
| Revision This Sheet: | |
| 1 | Revise this Sheet |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| Roberts Engineering | |
| Timothy P. Roberts | |
| Civil Engineer - RCE 35366 | |
| 2015 Vista de la Vina | |
| Campesino, CA 95005 | |
| Phone (905) 239-6664 | |
| Fax (905) 238-6148 | |
| Email tim@robertsenginc.com | |
| Website robertsenginc.com | |
| REGISTERED PROFESSIONAL ENGINEER | |
| TIMOTHY P. ROBERTS | |
| Exp. 9/30/25 | |
| CIVIL | |
| STATE OF CALIFORNIA | |
| SHEET | |
| 4 of 9 | |



Roberts Engineering, Inc.

Thorndyke, Germaine Way

Utility Plan

Approved for City Requirements

Development Services Engineer

4/15/2025 8:54 AM

4/15/2025 8:54 AM

Design/Drawn

TR / SEB

21-53

5773015 E 24433717 N

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/28/25

Revised This Sheet:

1

2

3

4

5

6

Roberts Engineering

Timothy P. Roberts

Civil Engineer - RCE 35366

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REGISTERED PROFESSIONAL ENGINEER

Timothy P. Roberts

Exp. 9/30/25

CIVIL

STATE OF CALIFORNIA

SHEET

5 of 9



1010 Marsh St., San Luis Obispo, CA 93401
(805) 546-8208 • FAX (805) 546-8641

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Luis Obispo,

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the *New Times*, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789; that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 10

in the year 2025.

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

Dated at San Luis Obispo, California, this day
10 of April, 2025.

Patricia Horton

Patricia Horton, *New Times* Legals

Proof of Publication of

|  | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| NOTICE OF PLANNING COMMISSION PUBLIC HEARING | |
| NOTICE IS HEREBY GIVEN that the City of Paso Robles Planning Commission will hold a Public Hearing to consider the following project: | |
| Project Description: Planned Development (PD 24-05/P24-0062). A request to approve a master development plan for the 2.68-acre site on the northwest corner of Wisteria Lane and Germaine Way that would accommodate the development of light-industrial buildings on each lot. | |
| Applicant: Brian and Stephanie Thorndyke | |
| Location: 2701 Germaine Way (APNs: 025-424-001, -002, -003, -004, -005, -006, -007, & -008) | |
| CEQA Determination: This application is Categorically Exempt from environmental review per Section 15332 (in-fill development projects) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA). | |
| Hearing Date: The Planning Commission will hold a Public Hearing on April 22, 2025 at 6:30 p.m. in the Council Chamber/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446. | |
| The public has 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 live public comment via telephone. The phone line will open just prior to the start of the meeting. | |
| Written public comments can be submitted via email to planning@prcity.com or US Mail (submit early) to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission. | |
| Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. | |
| Copies of the project staff report will be available for review on the City's website (www.prcity.com/meetings) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970. | |
| April 10, 2025 | |



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT OF MAIL NOTICES PLANNING COMMISSION NOTICING

I, Marci Reynoso, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for April 22, 2025 public hearing for P24-0062 / PD24-05 on this 9th of April 2025.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: Marci Reynoso
Marci Reynoso



Planning Commission Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Recommendation to City Council regarding the 2024 Annual Report on the Implementation of the General Plan.

CEQA: Staff recommends the Planning Commission find this action is not a project under the California Environmental Quality Act pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), §§ 15060, subd. (c)(2)-(3), 15378.

Location: Citywide

Date: April 22, 2025

Facts

1. California Government Code Section 65400 requires the planning agencies of local jurisdictions to prepare an annual report on the status of the General Plan and progress towards its implementation. This report will be submitted to the State late May 2025.
2. Among other things, the Housing Element component of the report must include an assessment of progress made toward meeting the City's share of the Regional Housing Need Allocation (RHNA).
3. The City's General Plan Annual Report is provided as an attachment to this staff report, and is divided into two parts. The first part (Attachment 1) is a table containing brief descriptions of every Action Item of the General Plan, (except those in the Housing Element), with thumbnail descriptions of the status of their implementation. The second part (Attachment 2) is the Housing Element Report, with discussions of progress toward meeting the City's share of the RHNA, and it includes a similar table of Housing Element Action Items and status.
4. The Housing Element Report highlights the number of housing units in plan check, building permits issued, units that are under construction, and the number of units completed in 2024. It also provides a discussion on the housing units proposed, rehabilitated, and/or conserved (e.g. subsidized affordable housing that may be at-risk of being converted to market-rate housing).
5. Lastly, this report provides a brief discussion of issues related to housing development constraints, and proactive initiatives the City is pursuing to remove barriers to construction of housing.

Options

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

1. Recommend approval of the 2024 General Plan Annual Report to the City Council and that the City Council direct staff to send the Annual Report to the State.
2. Request modifications specified by the Planning Commission for staff to address in the Report before passing it on to the City Council for approval.

Analysis and Conclusions

The City's General Plan was adopted in 2003. There have been several amendments to the Plan over the last 18 years, including more recent updates to the Circulation Element (2019), Noise Element (2019), and more recently the Housing Element (2020). The General Plan includes 240 policy action items, not including those in the Housing Element. The City has made substantial progress on implementation of the General Plan, and the status of these actions are as follows:

- 142 actions are ongoing activities
 - 23 of which have completed subtasks
- 71 actions are complete and no additional ongoing activities required
- 16 actions are in process
- 7 actions are not yet scheduled for implementation
- 4 actions are informational with no specific threshold

In early 2019 the City completed a comprehensive update to the Circulation Element and the Bicycle and Pedestrian Master Plan. The Circulation Element update's primary focus was to reassess the planned road improvements in the circulation network and to determine if certain improvements should be modified or eliminated. Various changes that have been incorporated into the Traffic Impact Fee needs list and cost estimates have resulted in a \$50 million dollar reduction to future circulation improvements, which translates into an overall 24% Traffic Impact Fee reduction. This cost savings will not reduce future circulation capacity improvements; rather the City will now have a more focused list of projects that are needed to accommodate City buildout. In addition, the transportation system optimization also reduces the burden of existing residents for the City's share of the needed improvements. In the long run, the system will be less expensive to build and maintain since unneeded projects have been removed.

The Noise Element was also updated in the Fall of 2019 to help better address complaints from noise sources that have increased in the last several years as a result of new trends seen with the music venues and short term rentals. The key changes of the Noise Element update included revised noise standards for the community, new goals and policies acknowledging noise associated with Short-Term Rentals (STRs), and new goals and policies specifically targeted at concert and other entertainment venues.

In December of 2020, the City updated its 6th Cycle Housing Element, which has an eight-year planning period from 2021 through 2028. Key changes to the Housing Element include new policies and programs that identify the actions that will be taken to make sites available during the new planning period with appropriate land use and development standards and with services/facilities to accommodate the City's share of regional housing need for each income level. Some of the more notable programs that stand out in the Housing Element include updating the City's Accessory Dwelling Unit (ADU) Ordinance to promote construction of ADUs, reducing parking standards for smaller units located outside the Uptown/Town Centre Specific Plan, and utilizing fractional density units to encourage smaller units that are affordable by design.

1) Housing Production

The status of housing production and entitlement activity in 2024 is summarized in Table 1 below:

Table 1- Summary of Housing Production

| Activity | Single Family Units | Accessory Dwelling Units (ADU / 2 nd Units) | Multi-Family Units | Total |
|------------------------------------------------------|---------------------|--------------------------------------------------------|--------------------|-------|
| Issued Certificates of Occupancy | 48 | 21 | 78 | 147 |
| Units built in Uptown/Town Center Specific Plan Area | 4 | 15 | 3 | 22 |
| Units under construction | 179 | 129 | 2 | 310 |
| Units in plan check | 161 | 134 | 230 | 525 |
| Units entitled | 0 | 0 | 28 | 28 |

2) Regional Housing Needs Allocation (RHNA) - 1/1/19 to 12/31/28

The purpose of the housing report is to monitor the implementation of the City's General Plan Housing Element and progress toward meeting the City's Regional Housing Needs Allocation (RHNA). The State Regional Housing Needs Allocation target requirement for the prior (5th Cycle) 2014-2019 planning period required the City to plan for 492 dwelling units. Under the new 6th Cycle, which has a planning period from 1/1/19 to 12/31/28, the City is required to plan for 1,446 dwelling units. It should be noted that Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are actually built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. The following table shows the building permits that have been issued to date.

Table 2- Permitted Units Issued by Affordability

| Income Level | 6 th Cycle RHNA Allocation | Permitted Units Issued by Affordability | | | | | | Total Units by Income Level | Total Units Remaining by Income Level |
|--------------------------|---------------------------------------|-----------------------------------------|------|------|------|------|-----------|---------------------------------|---------------------------------------|
| | | Projection Period (2019-2020) | 2021 | 2022 | 2023 | 2024 | 2025-2028 | | |
| Extremely Low & Very Low | 356 | 0 | 0 | 23 | 65 | 0 | -- | 88 | 268 |
| Low | 224 | 9 | 14 | 15 | 66 | 64 | -- | 168 | 56 |
| Moderate | 259 | 54 | 29 | 220 | 33 | 67 | -- | 403 | 0 |
| Above Moderate | 607 | 22 | 29 | 45 | 44 | 179 | -- | 319 | 288 |
| Total Units | 1,446 | 85 | 72 | 303 | 208 | 310 | -- | 978 | |
| | | | | | | | | Total Remaining for RHNA Period | 612 |

Although the State does not require jurisdictions to ensure how many units receive a Certificate of Occupancy, since this standard is dependent on the private developers, the following table is also included to compare the RHNA requirements to the number of completed units.

Table 3- Completed Units by Affordability

| Income Level | 6 th Cycle RHNA Allocation | Completed Units by Affordability | | | | | | | Total Units by Income Level | Total Units Remaining by Income Level |
|----------------------------------------|---------------------------------------|----------------------------------|------|------|------|------|------|-----------|-----------------------------|---------------------------------------|
| | | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025-2028 | | |
| Extremely Low & Very Low | 356 | 52 | 54 | 0 | 0 | 0 | 0 | -- | 106 | 250 |
| Low | 224 | 23 | 27 | 8 | 6 | 12 | 10 | -- | 86 | 138 |
| Moderate | 259 | 90 | 18 | 14 | 22 | 92 | 89 | -- | 325 | 0 |
| Above Moderate | 607 | 14 | 11 | 10 | 24 | 38 | 48 | -- | 145 | 462 |
| Total Units | 1,446 | 179 | 110 | 32 | 52 | 142 | 147 | -- | 662 | |
| Total Remaining for RHNA Period | | | | | | | | | | 784 |

3) Housing Constraints and Opportunities Committee

The Housing Constraints and Opportunities Committee (HCOC) was established as part of the 2014 Housing Element. The Committee was appointed by the City Council to review housing issues and make recommendations to the City Council on ways to increase housing production. Over the years, the HCOC has been instrumental in moving forward initiatives, including tailoring fees to unit size to reduce fees for smaller units, substantially reducing of water/sewer charges for new residential construction, and producing a Circulation Element update that resulted in a 24 percent reduction in the transportation impact fee associated with elimination of certain planned improvements.

During the process of updating the 6th cycle General Plan Housing Element, the HCOC met five times to discuss housing issues, identify potential sites and strategies to meet the RHNA, review best practices, provide guidance on potential Housing Element policies and implementing programs, and discuss future housing initiatives.

Since the adoption of the Housing Element, the HCOC has been utilized to provide input back to staff on implementation of the programs identified in the 6th cycle Housing Element, including updates to the Zoning Code. During 20224, the HCOC met once to provide final input on the Comprehensive Update to the Zoning Code, at which time they also discussed updates to the City's Development Impact Fees. For both of these discussion items, the HCOC has shown tremendous help in facilitating discussions around housing policies and procedures for increasing housing production. The Comprehensive Update to the Zoning Code was finalized by City Council in October of 2024.

4) Specific Plan Progress

Both the Beechwood Specific Plan and the Olsen South Chandler Ranch Specific Plans were approved in 2020. The Beechwood Specific Plan consists of 952 housing units within an overall 234-acre master planned community on the east side of the City. The Olsen South Chandler Ranch Specific Plan consists of 1,293 new residences on approximately 358-acres, also located on the east side of the City.

Olsen South Chandler Ranch has nearly all of its backbone infrastructure complete with the majority of this work being done during the 2024 reporting season. Due to the timing of this report, substantial development of units is underway within the specific plan, with the recent completion of an affordable housing project. However, these units won't be reported as complete until next year's annual progress report. The Beechwood specific plan is still working on their tentative subdivision maps, and they have grading and improvement plans for Phase 1 currently in review.

5) Summary of Progress & Issues

- Out of the 240 General Plan policy action items (not including the Housing Element), 97 percent are completed, ongoing, or are in the process of being completed.
- The City is tracking progress with the 6th Cycle (2021-2028) Housing Element including progress on new Action Items.
- The City has a 6th Cycle RHNA assignment of 1,446 residential units to be constructed between January 1, 2019 and December 31, 2028. To date, there have been 662 units constructed, or 46% units completed. This represents an increase of 10% completion since the prior reporting year.
- As of December 31, 2024 there were 147 completed residential units, 310 residences under construction, 525 residential permits either ready to pick up or in plan check, and 28 units entitled.
- Overall housing development saw an increase in the number of residential units in which permits were issued and/or under construction during 2024, increasing from 208 units in 2022 to 310 units in 2024. The increase is largely due to tract development in the River Oaks II specific plan area, with a large number of homes being built in the Vintage neighborhood, an age-restricted development for residents aged 55 and over. Additionally, development of single family homes and ADUs in Planning Areas 13 and 15 of the Olsen South Chandler Ranch make up the remaining majority of units under construction, indicating that the specific plan developments are substantial drivers towards the City of Paso Robles current development activity.
- There were a total of 28 residential units that were entitled during 2024, a significant decrease from the prior reporting year, which had included a majority of units in the Beechwood and Olsen South Chandler Ranch specific plan areas. All 28 units are multiple-family, with 27 of the units being moderate income and 1 unit being very low-income category. Due to a low entitlement rate, this means that the City should consider revisiting its policies regarding housing accelerator programs to fast-track the housing entitlement process, especially for infill multiple-family type development.
- The Housing Constraints and Opportunities Committee made substantial progress in prior years to reducing barriers to housing development, including reducing one of the most significant development impact fees (e.g. transportation fees) and making a recommendation to City Council to reduce those fees as part of the City's comprehensive update to the Circulation Element which was adopted in early 2019. In 2024, the HCOC met once. Topics discussed by the HCOC included

reviewing the City's progress on the Comprehensive Update to the Zoning Code, which was completed in October 2024, and reviewing an update to the City's Development Impact Fees.

Fiscal Impact

None

CEQA

Staff recommends the Planning Commission find this action is not a project under the California Environmental Quality Act pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), §§ 15060, subd. (c)(2)-(3), 15378, because it involves general policy reporting and administrative activities which do not involve any commitment to a specific project and will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Recommendation (Option 1)

Recommend approval of the 2024 General Plan Annual Report to the City Council and that the City Council direct staff to send the Annual Report to the State.

Attachments

1. Attachment 1. General Plan Action Items status report
2. Attachment 2. General Plan Housing Element status report

Attachment 1

Status of General Plan Action Items as of December 31, 2024

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

| Policy | Action Item Number & Brief Description | Status |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | LAND USE ELEMENT | |
| LU-1A Land Use Categories | 1. Amend/update the Zoning Ordinance to ensure that there is a Zoning District for each General Plan Land Use Category on Table LU-2. | Completed: R-5 (RMF-20), Mixed Use and Senior Housing Overlay Zones. Vine Street Overlay Zones incorporated into Uptown/Town Center Specific Plan Completed for Public Facilities District |
| | 2. Allow projects in the Mixed Use land use category and/or in Specific Plan areas to be developed with more than one land use. | Completed: Mixed Use Overlay regulations and Uptown/Town Center Specific Plan Completed: Olsen South Chandler Ranch and Beechwood Specific Plans. |
| LU-1B Airport Land Use Compatibility | 1. Prohibit further subdivision of land within the Airport Land Use Review Area, or changes to land use or zoning, that would accommodate additional dwelling units. | Completed: Airport Land Use Plan Update, 2007 |
| LU-2B Visual Identity | 1. Amend/Update the Zoning Ordinance to define standards. Encourage property-owners to upgrade existing buildings and sites to conform to these standards. | Design guidelines have been completed for commercial, industrial, and multi-family development. Design standards have been incorporated into the Uptown/Town Center Specific Plan. Comprehensive update to the Zoning Ordinance completed October 2024 with updates that include better defined development standards. |
| | 2. a. Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/enhanced. b. Ensure that residential building lots are of sufficient size to preserve the topographic and aesthetic features of the landscape. | Gateway Design Standards adopted August 2008 Updated the City's Grading Ordinance, 2016; Comprehensive update to the Zoning Ordinance completed October 2024 includes updates to the Grading Ordinance. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | As needed/ongoing action |
| | 3. Require utilities to be placed underground in new development projects. | Ongoing action |
| | 4. Continue to enhance the downtown as a priority. | Ongoing action |
| | 5. Require new development to mitigate its share of the impacts to the natural and built environment as feasible and appropriate. | Completed: Community Facilities District Completed: Circulation Element adopted as of February 2019, including AB 1600 fees to offset impacts to City infrastructure. As needed/ongoing action: mitigation via conditions on new development. |
| LU-2C Local Heritage | 1. Establish a Vine Street Historic Overlay District and adopt design guidelines. | Completed: design guidelines Vine Street Overlay District design guidelines have been incorporated into the Uptown/Town Center Specific Plan. Historic Preservation Ordinance adopted 2011. |
| | 2. Review new development projects for consistency with the Downtown design guidelines and the Vine Street neighborhood guidelines. | As needed/ongoing action (downtown) Design guidelines have been incorporated into the Uptown/Town Center Specific Plan that apply to the Vine Street district. |
| LU-2D Neighborhoods | 1. Review/revise the Zoning Ordinance to address the size, use and appearance of accessory structures to ensure neighborhood compatibility. | Comprehensive update to the Zoning Ordinance completed October 2024 includes updates to accessory structures. |
| | 2. Preserve health and safety, and strengthen the integrity of neighborhoods and districts by implementing traffic calming measures. | Completed: Traffic Calming Program, 2004, Omni Means |
| | 3. Develop safety and traffic calming measures for the design of streets. | Completed: Traffic Calming Program, 2004, Omni Means |
| | 4. Review and update, as necessary, the City's Building Security & Construction Standards for exterior lighting, security, and safety measures. | The City adopted the most current version of the CBSC as certified by HCD. |
| | 5. Require all new lighting to be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. | Ongoing plan check review item |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 6. Continue to enforce the glare provisions of the Zoning Ordinance. | Ongoing plan check review item |
| LU-2E Purple Belt | 1. Coordinate with the County and private organizations to identify boundaries of and obtain support for a “purple-belt” that buffers the eventual edge of the City. | Adopted November 2009/on-going |
| | 2. Acquire development rights/easements within the designated purple belt area. | Ongoing action |
| | 3. Ensure that the County retains surrounding lands in very low-density rural residential, open space, and agricultural uses. | As needed/ongoing action |
| | 4. Implement strategies that help preserve or protect agriculture beyond the City limits. | Completed: see LU-2E #1. |
| | 5. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use. | Ongoing action / Condition of Approval |
| LU- 2F Planning Impact Area | 1. Evaluate annexation requests for conformance with adopted General Plan goals, policies, and action items, as well as public infrastructure and service plans. | Completed: Olsen Ranch, Beechwood Area, and Linne Road (Our Town) Annexations. Gateway Annexation entitlement complete including LAFCO approval |
| | 2. Continue to review and comment on planning efforts and development projects being considered by the County within the City’s Planning Impact Area. | As needed/ongoing action |
| LU- 2G Specific Plans | 1. Encourage establishment of Specific Plans for other areas. | Complete: Beechwood Specific Plan and Olsen South Chandler Specific Plan |
| | 2. With environmental review of new Specific Plans, prepare fire station analysis identifying staffing requirements, station location, and response times. | Ongoing action; New Fire Station #3 complete |
| LU- 2H Downtown | 1. Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance. | As needed/ongoing action; Uptown/Town Center Specific Plan supplement these guidelines. |
| | 2. Promote a vibrant Downtown using several specified methods. | Ongoing action; Uptown/Town Center Specific Plan will update and enhance the specified methods. |
| LU- 2I Infill | 1. Amend the Zoning Ordinance to allow mixed-use projects in the Downtown and other suitable locations. | Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 2. Prior to or concurrent with consideration of any mixed use projects, stringent design and construction standards shall be established. | Completed: Mixed Use Overlay regulations; Uptown/Town Center Specific Plan will continue this effort. |
| LU-2J Public Art | 1. Public and private development projects shall be required to contribute toward the establishment and maintenance of art in public places. | Completed: Public Art Policy - funding remains suspended due to prior recession. FY 24-25: Review and update the Arts in Public Places ordinance and related process and procedures including recommendations for funding. |
| LU-4A Service Levels | 1. Direct City revenues towards continuing to fund the public services and on-going maintenance/operation of public facilities and utilities provided by the City. | Completed: Community Facilities District Completed: Update AB 1600 fees to offset impacts to City infrastructure. Ongoing action: mitigation via conditions on new development. CFD annexation required at Final Map |
| | 2. Require new development in annexation areas and/or specific plan areas to establish funding mechanisms to pay for the construction, maintenance, and operation of required City services and facilities on an on-going basis. | Completed: Community Facilities District Completed: Update AB 1600 fees to offset impacts to City infrastructure. Ongoing action: mitigation via conditions on new development. CFD annexation required at Final Map |
| | 3. Require a fiscal impact analysis for new development in annexation areas and/or specific plan areas and condition projects accordingly so as to ensure that they will be fiscally neutral and not result in a net loss for the City. | Completed: Beechwood Specific Plan and Olsen South Chandler Specific Plan Completed Uptown/Town Center Specific Plan. |
| | 4. As part of implementation of the General Plan Update: a. Review/refine the existing Growth Management Plan to address Emergency service needs on a periodic basis. b. Revise/update the City's Master Plans of Water, Sewer, Storm Drainage, and Solid Waste and City standards and specifications for public facilities. c. Update the Capital Improvement Program so that it is in conformance with the revised Master Plans. | a. A population-based staffing plan was developed and presented to City Council during the budget workshop in January 2020. Standards of Cover / Risk Assessment and Strategic Plan endorsed by City Council on April 5, 2022. Both public safety departments are presently engaged in developing updated |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
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| | <p>d. Investigate expansion of branch libraries to serve outlying areas and adding new outreach programs, including a book mobile.</p> <p>e. Implement planned City library expansion into the 2nd floor of the existing library and develop City hall relocation plans, as feasible.</p> <p>f. Maintain the Youth Arts Center satellite library.</p> | <p>Standards of Cover / Risk Assessment Plans to assess and address future needs and service demands resulting from continued development and population growth</p> <p>b. Completed: 2021 Water Distribution System Master Plan completed. Water rates have been adopted through 2027. Urban Water Management Plan (2020) completed. Sewer Master Plan updated in 2019 – Rates updated through 2025. Recycled Water Master Plan (2014).</p> <p>Phase 1 of the Paso Robles Watershed Plan has been completed. The Storm Drain Master Plan update will be starting in March 2025. Solid Waste Master Plan Update: Adopted November 2010, with rates and services reviewed and amended in 2015.</p> <p>c. In process as part of two-year budget cycle.</p> <p>d. Outreach Services Librarian hired in August of 2023. Home Delivery policy approved by Library Board of Trustees in February of 2024 program has been launched. City Council accepted a Library Foundation funded book mobile into fleet as part of the FY 24-25 budget, to better establish outreach services. The unit is scheduled to launch in the Summer of 2025.</p> <p>e. Paso City Office Space Programming Study was conducted by RRM Design Group. The study found that the Library Facilities Master Plan adopted in 2018 had significant structural flaws. Alternative conceptual plans were</p> |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>provided for joint expansion of the Library/ City Hall facility located at 1000 Spring Street at a significantly higher estimated cost. Staff unsuccessfully applied for a grant to determine if a joint Library/Recreation/ Community Resilience Center facility was feasible at the centrally located Centennial Park property. Staff will initiate a space planning study in 2025 to determine if the current space can be updated/ remodeled to better meet community needs.</p> <p>f. Library Study Center established at Family Resource Center (36th & Oak Streets) in 2010. Library Study Center is now housed in one of the portable classrooms on site and a circulating library of children's materials is available for check out. Staff is investigating options for expanding services at the facility. Due to the closure of the 36th Street campus, the Study Center Library is being repurposed as an outreach hub for book mobile operations and as an off-site classroom for library programming.</p> |
| LU-4B Public Schools | 1. Enable collection of impact fees for development of capital facilities for public schools permitted by State Law to be collected with issuance of building permits. | Ongoing action. City coordinates with PRUSD on school fee collection prior to permit issuance. |
| | <p>2. Investigate and implement means to eliminate shortfalls that may result from the insufficiency of those impact fees to fund the acquisition of sites and construction of public schools. Such means may include the following:</p> <ol style="list-style-type: none"> 1. Conditioning legislative actions upon payment of supplemental fees or making dedications of land in lieu of fees. 2. Formation of Community Facilities Districts or equivalent tools which include funding for acquisition of sites for and construction of public schools. | Ongoing: City coordinates with the Paso Robles School District on future school site needs and the collection of school fees as part of specific plan process. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 3. Support the school districts' request that public school sites be located in accordance with specified standards: | As needed/ongoing action, as part of specific plan process. |
| | 4. Refer development applications to Paso Robles and Templeton School Districts. Seek to minimize traffic and circulation problems in the vicinity of school sites. | Ongoing action/Creston Road Safety Improvement project underway 2018 Bike/Ped Master Plan completed to encourage students to walk/bike to school. |
| | 5. Facilitate the provision of schools by continuing to work closely with the school districts during the site selection and development process. | As needed/ongoing action |
| | CIRCULATION ELEMENT | |
| CE-1A Circulation Master Plan | 1. Maintain a multimodal Transportation Impact Fee (TIF) program (AB 1600) so that new development contributes to improvements that offset cumulative impacts to mobility. The impact fee program will list needed improvements to automobile, pedestrian, bicycle, and transit facilities. To encourage the reduction of City-wide VMT (Vehicle Miles Traveled), the mitigation fee program will recognize and support Transportation Demand Management (TDM) strategies associated with new development. Fees will be assessed in relation to cumulative impacts and will be proportional to the number of auto trips generated by the development. | 2019 Development Impact Fee and Needs List adopted. Implementation ongoing. |
| | 2. Establish development application conditions of approval to require access for all modes of travel, and to make appropriate improvements to the transportation system serving subject sites including frontage improvements, dedication of right-of-way, in tract improvements, and all improvements consistent with the Circulation, City Engineering Standards, and needed to mitigate transportation impacts. | Ongoing action, development review process by City Engineer |
| | 3. Preserve right-of-way in accordance with the Circulation Master Plan and all adopted Plan Lines. | As needed/ongoing action, development review process by City Engineer |
| | 4. Request the County to mitigate transportation impacts to City facilities by requiring participation by County development projects in the City's TIF program for all new development in the Paso Robles-San Luis Obispo County referral area. | As needed/ongoing action County referral reviewed by City Engineer |
| | 5. Maintain the Zoning, Subdivision, Streets and Sidewalk chapters of the Municipal Code, as well as the Standard Conditions of Approval and Standard Specifications and Details, for consistency with a "complete street" approach where all modes of travel are routinely accommodated. | City Engineering Standards in progress as time permits. Partial update in 2023 and more updates planned for 2024-2025 |
| | 6. Implement the City's Traffic Calming Program when designing new or | Ongoing implementation |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | modifying existing street improvements. Neighborhood preservation and context shall be a factor in the consideration of community mobility objectives. | |
| | 7. Continue to actively seek federal, state, and regional grants and funding. | Ongoing action. Received a Highway Safety Improvement Program grant for intersection and bike safety improvements. Applied for Active Transportation and Safe Streets for All grants. |
| | 8. Construct roundabouts in lieu of traffic signals where appropriate conditions exist to maximize the efficiency of streets, maintain continuous but moderate traffic flow, reduce accident severity, and enhance pedestrian and cyclist activity. | Several roundabout designs are planned as part of the City Circulation Element. Ongoing action through Development review by City Engineer. Construction is complete for the Linne/ Sherwood and Airport/ Sherwood roundabouts. Design of the Airport Road roundabout north of the proposed Huer Huero Bridge is in progress. |
| | 9. Install all transportation improvements in accordance with current accessibility standards. | Ongoing action |
| | 10. Establish limitations on truck traffic in residential areas and adopt designated truck routes. | Complete. See Pavement Management Plan. 2019 Circulation Element update adopts truck route map. |
| | 11. Evaluate new development projects and major roadway improvements in the context of the City's adopted transportation impact study guidelines that specify the process by which new development impacts are identified. Street widths and consideration of additional traffic lanes shall be evaluated in the context of potential impacts to community character, convenience for non-auto modes, safety, and cost/benefit. | Ongoing implementation through Development review by City Engineer |
| | 12. The City will coordinate with Caltrans on planning and implementation of congestion management strategies on SR 46 East, SR 46 West, and US 101. These strategies will include improved connectivity for all modes of transportation across these corridors and in areas on either side of these facilities. The City and Caltrans will work in concert with the most recent Regional Transportation Plan and Corridor Studies. | Ongoing action, ongoing CEQA referral process. SLOCOG is currently conducting a Corridor study that addresses SR46 and US101 within the City of Paso Robles. It is anticipated that implementation projects will be identified in the final corridor study. This study is ongoing. |
| | 12a. Implement Parallel Route plan and funding | Parallel Routes Plan adopted. Funding of project elements to be provided by Council as needed. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 13. The City will monitor the performance of the transportation network on a regular basis. The City will optimize traffic signals to maximize the efficiency of the existing network. The city will explore the feasibility of coordinating all traffic signals with a centralized traffic signal control system. | Local Roadway Safety Plan adopted in 2021. Niblick Road Corridor study adopted in 2020. Creston Road Plan adopted in 2018. Traffic Signal Master Plan project is in process. |
| | 14. Maintain and/or improve emergency vehicle access on all existing streets. New development and redevelopment projects shall provide emergency vehicle access as required by all applicable codes and the Emergency Services Department. | Ongoing action, development review referral to Emergency Services Dept. |
| | 15. Integrate the City's traffic model with City land use planning and the regional traffic model produced by the San Luis Obispo Council of Governments. | Complete |
| | 16. View all transportation improvements, new or retrofit, as opportunities to improve safety, access, and mobility for all travelers and recognize bicycle, pedestrian, and transit modes as integral elements of the transportation system. | Ongoing action Development review by City Engineer |
| | 17. Transportation policies should link transportation planning and land use planning. | Ongoing action Development review by City Engineer |
| | 18. Transportation systems and facilities should be planned, designed, and constructed so as not to serve as barriers to community resources. | Ongoing action Development review by City Engineer |
| | 19. Transportation improvements shall improve accessibility and promote physical activity. | Ongoing action |
| | 20. The City shall adopt and implement a Bicycle and Pedestrian Transportation Plan (BPTP). | Plan adopted in 2019. |
| | 21. Manage curb space usage to balance demand for short and long-term parking, passenger drop-off, and commercial loading zones | Ongoing action as needed |
| | 22. Systematically evaluate City streets to prioritize countermeasures to reduce hazards. Pursue grant funding to implement hazard reduction projects. | Local Roadway Safety Plan adopted in 2021. |
| CE-1B VMT | 1. New developments or redeveloped areas shall conform to the following guidelines to the maximum extent possible: a) New streets and intersections shall be designed for continuous flow at moderate speeds. Low volume residential streets should be designed for speeds of 25 miles per hour or less. Higher order roadways shall be designed for 35 mph or less with stable flows. Roundabouts shall be considered in lieu of traffic signals for intersection control as needed. b) To the extent practical, new residential streets shall provide a grid type, interconnected roadway system with typical block lengths of 300 feet to 600 | Ongoing action To be implemented with development of new Specific Plans |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| | <p>feet. Cul-de-sac streets are discouraged. New subdivision tracts will provide future street connection points on all four sides (north, south, east, and west). Street widths shall be no greater than needed to accommodate emergency service vehicles.</p> <p>c) Lane configurations for new intersections shall be limited to provide for moderate speeds and pedestrian and cyclist safety. Congestion during certain time periods shall be accepted in exchange for shorter pedestrian and cyclist crossing distances, less overall paved area, reduced costs, and preservation of small-town character. Corner curb extensions (bulb-outs) should be considered to improve and shorten pedestrian crossings.</p> <p>d) Circulation systems shall provide for all modes of travel, and shall typically include sidewalks, bicycle lanes, and transit stop amenities. Continuous paths of travel shall be established and connected for walking and bicycling from and throughout the development area to Downtown and other key destinations. As appropriate and practical, all development shall conform to the most current Bicycle and Pedestrian Transportation Plan adopted by the City Council and the most current trail system plan. Impact fees shall be assessed to mitigate impacts and to contribute to updates to the Bicycle and Pedestrian Transportation Plan.</p> <p>e) New specific plans shall include a mix of uses that are well connected for all modes and built at higher densities to help minimize the number of single occupant vehicle trips and reduce vehicle miles traveled.</p> | |
| | 2. Develop well connected routes for bicycles throughout the City in accordance with the most current City Council adopted BPTP. | Ongoing action 2018 Bike/Ped Master Plan completed. |
| | 3. The City shall make the travel demand model available to consultants of land development applications to verify traffic generation assumptions in accordance with the General Plan. The model will be used to estimate the change in VMT resulting from proposed development. | As needed/ongoing action |
| | 4. To the extent feasible, maintain a general plan that provides for a reasonable, ongoing balance between jobs and housing units of various types to maximize the potential for residents to live in the community in which they work. This approach reduces the potential for longer vehicle commutes and reduces City-generated and Countywide VMT. | Ongoing action, Economic Strategy |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CE-1C Airport | 1. Establish policy and standards consistent with the Airport Master Plan and Airport Land Use Plan Updates | Ongoing action |
| | 2. Pursue federal and state grants for airport improvement projects. | Ongoing action |
| | 3. Enhance bicycle, pedestrian, and transit access to allow employees and passengers to use non-automobile modes of travel to and from the Airport. | As needed/ongoing implementation through the Circulation Element projects. |
| | 4. Encourage car and vanpool programs through employer incentive programs. | Local public transit was transferred to the Regional Transit Authority. Ongoing local/regional connectivity. |
| CE-1D Transit | 1. Continue operation of local bus service including inter-connectivity with regional transit. | Local public transit was transferred to the Regional Transit Authority. Ongoing local/regional connectivity. |
| | 2. Coordinate with SLO Regional Transit Authority to improve information available on transit options and support advertising/outreach programs for transit. | Local public transit was transferred to the Regional Transit Authority. Ongoing local/regional marketing/outreach and coordination with other transit services. |
| | 3. Develop Park and Ride Lots at convenient locations throughout the City, including new specific plan areas. | Ongoing action; SLOCOG is lead agency on this effort. Plans to expand park and ride capacity near Union Road and Highway 46 under consideration. |
| | 4. Establish a Master Plan of transit routes within the City coordinated with regional routes. Require new development and redevelopment projects to include design elements that promote transit use in accordance with the Master Plan such as locating sheltered bus stops near neighborhood focal points, shopping, and service destinations. | Complete; The local routes within Paso Robles were modified to better connect with Regional Route 9 to and from San Luis Obispo as part of the consolidation efforts. The new route schedules went into effect on August 17, 2014. |
| | 5. Locate transit routes on streets serving medium and high density development where feasible. | Ongoing action; routes exist along thoroughfares lined with significant development. New routes will be considered for planned future development. |
| | 6. Link neighborhoods to transit stops and park and ride lots by providing direct bicycle and pedestrian access. | Ongoing action, Specific Plan process |
| | 7. Support the development of a transit/trolley loop serving the Downtown area to encourage a “park once” strategy. | This project is on hold pending resolution of parking plans for the downtown. |
| | 8. Support and improve the existing multimodal facility on Pine Street. | Improvements at transit center have been completed (i.e. traffic circle), and expansion of parking facilities is complete, 2015. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 9. Support convenient transit service to employment, education, and government centers as funding allows. Work with SLO Regional Transit Authority to provide fixed route and/or commuter bus service as appropriate. | Ongoing action; SLORTA has added new hours to help get college students to and from late night classes. Existing routes provide service to employment, education, and government center in Paso Robles. SLORTA is collaborating on improvements to commuter bus service. |
| | 10. Develop a plan to monitor transit system performance and evaluate expansions to transit service. | Ongoing action; SLORTA monitors performance of all routes and the transit system as a whole through the compilation and reporting of ridership, service hours/miles, costs, and other metrics. Expansion of services currently being evaluated include the evening shuttle from Cuesta college's Paso Robles campus and additional express runs between Paso Robles and San Luis Obispo on SLORTA's route 9. |
| CE-1E Rail | 1. Maintain adequate freight rail service to extent that freight service does not conflict with the Town Center Plan. | Ongoing action |
| | 2. In conjunction with SLOCOG, support expanding Amtrak rail service. | Ongoing action |
| | 3. Promote the Amtrak bus feeder link, which provides connections to trains north in the Central Valley. | Amtrak bus to Hanford is operating |
| | 4. Pursue funding for a grade-separated railroad crossing at 28th Street to connect the Oak Park area to the Black Oak Commercial District. | City staff will pursue grant or other funding |
| CE-1F Pedestrian & Bicycle Access | 1. Maintain and update as needed the Bicycle and Pedestrian Transportation Plan (BPTP) identifying and prioritizing improvements to the bicycle and pedestrian network to support biking and walking as viable primary modes of travel within Paso Robles. The BPTP shall provide bike facilities on or parallel to all major arterials (including bridges) and a network of off-street paths to facilitate commute and recreational bicycle travel. It shall provide pedestrian facilities connecting new developments to existing City amenities and seek to close gaps in the pedestrian network. The BPTP will identify bicycle priority streets and bicycle routes to create a fully connected network throughout the City. | Combined Pedestrian and Bicycle Master Plan completed. Adopted Fall 2018. Augmented by Local Roadway Safety Plan Approval and Niblick Road Corridor Plan Approval. |
| | 2. Provide safe and convenient pedestrian, bicycle, and vehicle access to Cuesta College North County Campus, through the following means: a) Incorporate access to and from the campus in City circulation, pedestrian, bicycle, and transit planning. | Implementation Ongoing Crosswalk bulbout design approved for safe crossing enhancement. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> b) Implement appropriate signage and vehicle speed controls to ensure safety to pedestrians near the campus. c) Encourage distribution of trip reduction information, including transit and ridesharing information, to Cuesta College students, faculty, and staff. d) Work with Caltrans and SLOCOG to construct bicycle-pedestrian under-crossings of State Route 46E per the adopted BPTP and the Caltrans Corridor Study. | SLOCOG Corridor Study started in 2023. |
| | 3. Establish a formal Safe Routes to School Program and pursue grant funding to encourage children to safely walk and bike to school. | In progress. City staff is attending the SLOCOG regional SRTS meeting. |
| | 4. Collect pedestrian and bicycle volumes with intersection counts to ensure adequate data is available for prioritizing improvements to the transportation network. | Ongoing |
| | 5. Improve streetscapes and install curb extensions at intersections where appropriate to reduce driving speeds and shorten pedestrian crossing distances. | Ongoing |
| | 6. At-grade railway crossings shall be improved with pedestrian and bicycle facilities in coordination with the railway operator. | Implementation Ongoing |
| | 7. Support warning beacon type crosswalks where pedestrian traffic volumes are high or safety considerations warrant implementation. | Implementation Ongoing. Construction is complete for the Rectangular Rapid Flashing Beacons at the S. River/ Serenade Pedestrian Crossing. Flashing beacons are in design for the Creston/ Myrtlewood pedestrian crossing. |
| | 8. Update and expand the ADA City Transition Plan to include public street right-of-way improvements. | Implementation Ongoing, DAC Citywide evaluation completed. |
| | HOUSING ELEMENT | |
| | <i>The Housing Element is analyzed in a separate table.</i> | |
| | CONSERVATION ELEMENT | |
| C-1A Water Source, Supply & Distribution | 1. Investigate and implement if feasible, development of supplementary water supplies to provide diversified resources and relieve aquifer demand. | Ongoing action; Nacimiento Water project is completed; Nacimiento Water Full Subscription is completed, adding 2488 AFY to the City's water supply portfolio to total 6,488 AFY. Tertiary treatment facility is completed. Recycled water distribution system (purple pipe) design is substantially completed. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Construction of segments of the recycled water distribution system have been completed and completion planned to coincide with demand development. |
| | 2. Investigate and implement, if feasible, basin recharge programs through non-traditional methods | In response to Water Board mandates, the City has adopted a storm water management ordinance that requires all new development to retain some storm water on site. Phase I of the Paso Robles Watershed Plan is complete and incorporates 27 different projects Citywide that encourages groundwater recharge of stormwater runoff through alternative compliance by use of off-site basins. Phase II of the Paso Robles Watershed Plan will establish implementation and financing mechanisms. The existing post-construction element of the stormwater program continues to encourage capture of stormwater runoff through on-site means. 2014 Recycled Water Master Plan adopted. The WWTP upgrade includes a recycled water program to support passive groundwater recharge. Tertiary treatment at the WWTP is complete. Construction of the Salinas River segment of the Recycled Water System was completed in 2023. |
| | 3. Maintain/update the Urban Water Management Plan and implement Best Management Practices as feasible. | 2020 Urban Water Master Plan (UWMP) has been completed. |
| | 4. Maintain an updated Water Master Plan and develop needed water production, treatment, storage, and distribution facilities as part of the Capital Improvement Plan/Budget. | Ongoing Actions: • Implement mandatory usage restrictions and prohibitions against waste defined under the |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>ordinance. City is meeting or exceeding the City's long-term water savings goals.</p> <ul style="list-style-type: none"> • Continue conservation outreach/ education and development of the Nacimiento surface water supply. • Rehabilitating reservoirs, wells, and pipelines. Reservoir replacement recently complete. • 2020 Water System Master Plan Update Completed and adopted by City Council <p>Water rate study and rate adoption completed. New rates established through 2027.</p> <ul style="list-style-type: none"> • Paso Robles is a GSA for the Paso Robles Basin, and part of the GSA for the Atascadero Basin and is working with GSAs to implement the GSP. <p>Paso Robles Groundwater Basin GSP is currently under review by DWR.</p> |
| | <p>5. Maintain potable water quality via the following measures</p> <ol style="list-style-type: none"> Continue to monitor City water supplies wells for water quality requirements. Encourage minimization of applications of agricultural chemical fertilizers and pesticides and enforce conservative application of agricultural waters. Provide treatment and distribution systems needed to assure conveyance of potable water that meets all water regulations. | All activities are ongoing |
| | 6. New water service shall not be extended to areas outside the City boundaries. | As needed/ongoing action. No intention to extend water services outside the City limits. |
| | 7. Maintaining private water well use shall be allowed only for existing agriculture uses and then only when approved by City Council. | Updated private well policy in 2015. Implementation is on-going. |
| C-1B Sewer Service | 1. Maintain an updated Sewer Master Plan and develop needed sewer conveyance and treatment facilities as part of the Capital Improvement Plan/Budget. | 2007 Sewer Master Plan updated in 2019. Sewer Connection Fees updated Oct 2017, including updated CIP. Sewer Fees updated in 2021 established fees through 2025. |
| | 2. Require sewer connection for all new buildings. | Ongoing action |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 3. Require the abandonment of all septic systems at such time that a sewer becomes reasonably available to a parcel. | Ongoing action, Council approval of septic system exceptions required |
| | 4. The City shall not provide nor permit delivery of City sewer services to areas outside the existing City limits until such areas are annexed. | Ongoing action. No intention to extend sewer services outside the City limits. |
| | 5. Develop wastewater effluent discharge alternatives including land percolation/ evaporation and/or recycling. | Completed |
| C-1C Storm Drainage | 1. Maintain and update the Storm Water Master Plan. Implement, as feasible, recommended actions and Best Management Practices described in the Plan. | The Storm Water Management Program was completed in 2012. Phase I of the Paso Robles Watershed Plan is complete and will be used as a component for updates to the stormwater master planning efforts in the future. Phase II of the Paso Robles Watershed Plan will incorporate implementation and financing mechanisms, which are critical components to future master plan updates. The Storm Water Master Plan will be updated during FY 25/26. |
| | 2. Establish a variety of revised development standards as may be appropriate. | 2016 Storm Water Technical Guide 2021 Section V of the City Standards (Stormwater – Storm Drains, Storm Water Quality, Watershed Protection) are currently being updated in collaboration with the Engineering Division. The Post-Construction program development standards in the process of being updated and improved. Phase I of the Paso Robles Watershed Plan is completed and will be used to formally establish a standard alternative compliance program to mitigate stormwater impacts generated from in-fill and redevelopment projects. |
| C-1D | 1. Support and participate in an update to the County Solid Waste Management Plan. | To be scheduled |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Solid Waste | 2. Reduce the amount of solid waste to be taken to the landfill by implementing the City's Source Reduction and Recycling Element. | City has adopted its Landfill Master Plan (2010) and is proceeding in its implementation. PWS contract has been extended for 10 years, with an option for an additional 10 . Implementation of SB1383 has begun and the City is seeing an increase in organic waste diversion, a key to a reducing greenhouse gas production. . |
| | 5. Develop a City-specific solid waste master plan. | Completed, Landfill Master Plan (2010) |
| C-2B Air Quality/ Vehicle Miles Traveled | 1. Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of development applications. | Ongoing action – See Circulation Element policies |
| | 2. Encourage the development of transit facilities. | Ongoing action – See Circulation Element policies |
| | 3. Strive to recruit new industry as part of on-going efforts to create a balanced community where the majority of residents can live, work, shop, and play, thereby reducing the commute lengths for some City residents. | Ongoing action – See Circulation Element policies |
| | 4. Encourage infill development. | Ongoing action – See Circulation Element policies |
| C-2C Air Quality/ Emissions Reduction | 1. Continue to prohibit agricultural burning. | Ongoing action |
| | 2. Encourage private sector efforts to provide composting and creation of mulch in locations that avoid incompatibility of land uses. | As needed/ongoing action |
| | 3. Require builders to use appropriate techniques to minimize pollution from construction activities. | Ongoing action |
| C-3A Oak Trees | 1. Implement the Oak Tree Preservation Ordinance. | Ongoing action |
| | 2. Plant oaks in parks and on other City-owned properties. | Ongoing action |
| | 3. Encourage and/or require new development to include the planting of new oaks. | Ongoing action, plan check review |
| C-3B Sensitive Habitat | 1. With CEQA review of new development, prepare biological studies, explore alternatives to habitat removal, and seek input from other public agencies with expertise in biological resources. | Ongoing action |
| | 2. With CEQA review of new development, require mitigation of potential impacts to the San Joaquin Kit Fox and its habitat be provided. | Ongoing action |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| | 3. Encourage use of native plants. | Ongoing action, plan check review/landscape ordinance |
| C-4A Mineral Resources | 1. Continue to permit surface mining of sand and gravel as a conditional use within the Salinas River and Huerhuero Creek. | Ongoing action/SMARA coordination |
| | 2. Ensure that measures are adopted to protect the capability for future extraction of sand and gravel. | As needed/ongoing action |
| C-5A Visual Resources | 1. Investigate and implement, as feasible, a variety of alternative funding sources to enhance important visual resources. | Complete: Enhanced design standards at gateway entrances included in the Zoning Code Update |
| | 2. Establish/implement site design, landscaping, architecture, and sign design standards to define gateways, corridors, major arterials, and natural areas. | Completed: Gateway Plan in August 2008 |
| C-6A Historic Resources | 1. Continue to implement the Council adopted Downtown Design Guidelines | Ongoing action, Uptown/Town Center Specific Plan |
| | 2. Establish a Vine Street Historic and Architectural Preservation Overlay District. Prepare and implement design guidelines for future development and renovations. | Complete. Adopted the Uptown/Town Center Specific Plan, which includes design guidelines and adopted a Historic Preservation Ordinance. |
| C-6B Archaeological Resources | 1. For projects subject to CEQA, prepare archaeological studies. Incorporate mitigation measures identified by such studies into the development. | As needed/ongoing action |
| | OPEN SPACE ELEMENT | |
| OS-1A Open Space/ Purple Belt | 1. This plan/program is to address: (a) open space acquisition; (b) acquisition priorities; and (c) maintenance and monitoring of City-owned open space areas | No action indicated. (This action item is informational in nature.) |
| | 2. Reserve easements for public access, preferably trail access, to large units. | As needed/ongoing action |
| | 3. Develop strategies for pursuing federal, state, and private funding for the Open Space/Purple Belt plan/program. | Ongoing action. |
| | 4. Review development projects to ensure they complement the natural environment and agricultural lands, as applicable, in their location and design. | As needed/ongoing action See Ag buffers in River Oaks II project |
| | 5. Investigate and implement the transfer of development rights from open space lands to other lands and dedication of conservation easements where appropriate. | Completed: Adoption of Purple Belt Plan in 2009. Easement acquisitions are on-going |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| | 6. Strive to establish an agricultural buffer between publicly accessible open spaces and bordering agricultural lands. | As needed/ongoing action |
| | 7. Coordinate the City's Open Space/Purple Belt plan/program with neighboring communities, the County of San Luis Obispo, and non-profit agencies. | Completed: Adoption of Purple Belt Plan in 2009 |
| | 8. Investigate with San Luis Obispo County, establishment of permanent agricultural and open space areas that buffer communities from continuous urbanization and promote efficient growth patterns. | Ongoing action |
| | 9. Ensure that the County retains surrounding lands in very low-density rural residential, open space (including natural resource), and agricultural uses. | See response to Action Item #3 under Policy LU-2E |
| | 10. Implement strategies that help preserve or protect agriculture, including: <ul style="list-style-type: none"> - Establish agricultural buffer easements, berms and/or vegetative screening, on property proposed for urban development. - Implement the City's adopted "right-to-farm" ordinance. - Participate in the Williamson Act and other farmland preservation programs. | Ongoing action |
| | 11. Require disclosure agreements for new non-agricultural development within 500 feet of an existing agricultural use. | As needed/ongoing action |
| | NOISE ELEMENT | |
| Traffic and Railroad Noise | 1. The noise level standards for noise-sensitive areas of new uses affected by traffic or railroad noise sources in Paso Robles are shown by Table N (Noise Standards for New Uses Affected by Traffic or Railroad Noise Paso Robles Noise Element). | No action indicated. (This policy item is informational in nature.) |
| | 2. Where the noise level standards of Table N are predicted to be exceeded at new uses proposed within Paso Robles which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table N standards at the noise-sensitive areas of the proposed uses. | As needed/ongoing action |
| | 3. For new developments proposed in areas exposed to railroad noise, the exterior noise level standards of Table N shall be increased by 5 dBA DNL. This policy recognizes that railroad events, while loud, are short in duration and that, during railroad passbys, single-event noise at exterior spaces remains relatively high regardless of whether exterior noise mitigation has been implemented. As a result, | As needed/ongoing action |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| | the goal of this policy is to minimize the extent by which railroad noise barriers may be required near the railroad tracks in Paso Robles. | |
| | 4. The City shall encourage local law-enforcement agencies to enforce the vehicle noise level limits specified within the California Motor Vehicle Code. | Ongoing action |
| Aircraft Noise | 5. All development within the City of Paso Robles shall be consistent with the Noise Policies of the Airport Land Use Plan (ALUP) of the Paso Robles Municipal Airport. | Ongoing Action |
| Fixed Noise Sources | 6. The interior and exterior noise level standards for noise-sensitive areas of new uses affected by existing fixed noise sources in Paso Robles are shown by Table 1 (Noise Standards for Locally Regulated (non-transportation) Noise Sources Paso Robles Noise Element). | No action indicated. (This policy item is informational in nature.) |
| | 7. Where the noise level standards of Table 1 are predicted to be exceeded at a proposed noise-sensitive area due to existing fixed noise sources, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 1 standards within the identified noise-sensitive areas. | As needed/ongoing action |
| | 8. Where a project would result in the introduction of new fixed noise sources where such sources do not currently exist, the noise generation of those sources shall be mitigated so as not exceed the interior and exterior noise level standards of Table 1 at existing noise-sensitive areas in the project vicinity. | As needed/ongoing action |
| | 9. If a noise-generating use is proposed adjacent to vacant lands currently zoned for uses which may be developed with exterior noise sensitivity, the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the Table 1 standards using reasonable assumptions pertaining to both the likely sensitivity of the receiving land use and the noise generation of the project. At such time as that noise-sensitivity is introduced on the vacant parcel, the noise generating use will be responsible for complying with the City's Noise Ordinance standards. | As needed/ongoing action |
| | 10. Due to variations in types of both noise-generating and noise-sensitive land uses, as well as variations in ambient conditions in the City, the City shall have the ability to set noise standards which are up to 5 dBA higher or lower than the Table 1 standards if determined appropriate by the Planning Commission and/or City Planning department staff. | As needed/ongoing action |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Transportation Projects & Criteria for Determining Significant Increases in Traffic Noise | <p>11. For capacity enhancing roadway or rail projects, the construction of new roadways or railways, or projects which will substantially increase traffic on the local roadway network, a noise analysis shall be prepared. If pre-project traffic noise levels already exceed the noise standards of Table N and the increase is significant as defined below, noise mitigation measures should be considered to reduce traffic and/or rail noise levels to a state of compliance with the Table N standards. A significant increase is defined as follows:</p> <p>Pre-Project Noise Environment (Ldn) Significant Increase</p> <p>Less than 60 dB 5+ dB 60 - 65 dBA 3+ dB Greater than 65 dB 1.5+ dB</p> | As needed/ongoing action |
| | <p>12. If noise-reducing pavement is to be utilized in conjunction with a roadway improvement project, or if such paving exists adjacent to a proposed new noise sensitive land use, the acoustical benefits of such pavement shall be included in the noise analysis prepared for the project.</p> | As needed/ongoing action |
| Short-Term Rentals (STV's) | <p>13. Noise generated by temporary occupants of STVR's shall be subject to the same standards as the surrounding neighborhood district.</p> | Ongoing Action |
| Outdoor Music Events | <p>14. The Table 2 (Noise Standards for Outdoor Venues Generating Amplified Music or Speech Paso Robles Noise Element) guidelines shall apply to existing and proposed venues where amplified music and speech would occur. With the exception of the Mid-State Fairgrounds, all outdoor amplified speech and music shall cease by 11 pm.</p> | Ongoing Action |
| | <p>15. All outdoor venues with amplified music and speech shall comply with Table 2 (Noise Standards for Outdoor Venues Generating Amplified Music or Speech Paso Robles Noise Element).</p> | Ongoing action |
| General Noise Policies | <p>16. All noise analyses prepared to determine compliance with the noise level standards contained within this Noise Element shall:</p> <p>A. Be the responsibility of the applicant. B. Be prepared by qualified persons experienced in the fields of environmental noise assessment and architectural acoustics.</p> | As needed/ongoing action |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. D. Estimate projected future (20 year) noise levels in terms of the Standards of Tables N and 1, and compare those levels to the adopted policies of the Noise Element. E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. F. Estimate interior and exterior noise | |
| | 17. Noise analyses prepared for multi-family residential projects, townhomes, mixed use, condominiums, or other residential projects where floor ceiling assemblies or party-walls shall be common to different owners/occupants, shall be consistent with the State of California Noise Insulation standards. | As needed/ongoing action |
| | 18. The City's General Plan Noise Element standards contained herein are applicable to proposed new uses. For resolving conflicts between existing uses, the City's Noise Ordinance shall be applicable. | No action indicated. (This policy item is informational in nature.) |
| | 19. Where exterior noise mitigation is required to achieve satisfaction with the noise standards of either Tables N or 1, the following priorities for mitigation shall be observed where feasible: <ul style="list-style-type: none"> A. Use of setbacks or open space buffers. B. Incorporate site planning to orient and/or shield sensitive exterior areas from view of the noise source in question. C. If the noise source is fixed, utilize quieter equipment, or implement noise control treatments at the source. D. Solid walls should be considered a last resort for the mitigation of exterior noise levels and, if feasible, should be placed on earth berms to lessen their apparent height. | As needed/ongoing action |
| | 20. To provide a comprehensive approach to noise control, the City shall: <ul style="list-style-type: none"> A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process. | As needed/ongoing action Complete: Noise Ordinance Adopted November 2019 |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| | <p>B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.</p> <p>C. The Noise Ordinance shall be amended to provide that noise standards contained therein will be consistent with the noise standards of this Noise Element.</p> | |
| Vibration | 21. To reduce impacts from groundborne vibration, all proposals for new uses which would include vibration-generating activities, or for new sensitive uses proposed in proximity to existing sources of vibration (i.e. railroad tracks), shall comply with the vibration standards established by the Federal Transit Administration Transit Noise and Vibration Impact Assessment guidelines (FTA-VA-90-1003-06). | As needed/ongoing action |
| | 22. A vibration analysis prepared by a qualified specialist shall accompany all proposals for sensitive land uses located within 100 feet of the railroad tracks in Paso Robles. The analysis shall quantify vibration levels and compare them against the FTA vibration standards. Railroad vibration studies for projects located beyond 100 feet from the tracks shall not be required. | As needed/ongoing action |
| | 23. All projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to sensitive structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy. | As needed/ongoing action |
| Exemptions | <p>The following sources of noise shall be exempt from the provisions of this Noise Element:</p> <p>a. Emergency warning devices and equipment operated in conjunction with emergency situations, such as sirens and emergency generators which are activated during power outages. The routine testing of such warning devices and equipment, including generators, is also exempt provided such testing occurs during daytime hours.</p> <p>b. All activities occurring at public schools and public school playgrounds and sporting fields, as such activities are not regulated at the local level.</p> <p>c. Activities at private schools, parks, or playgrounds, provided such activities occur during daytime hours (7 am – 10 pm).</p> | As needed/ongoing action |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> d. Activities associated with special events approved by the City. e. Construction and demolition activities located within 1,000 feet of noise sensitive land uses provided they occur during normal daytime hours, excluding Sundays and Federal Holidays, subject to the conditions imposed by City permit. For construction activities, daytime hours are defined as 7 am to 7 pm. Construction activities occurring between the f. hours of 7 pm and 7 am must comply with the interior noise level standards identified in Table 1 unless an exception has been granted by the City Planning Department. g. Construction and demolition activities located beyond 1,000 feet of noise sensitive land uses, subject to the conditions imposed by City permit. For construction activities, daytime hours are defined as 7 am to 7 pm. h. In the event of an emergency involving agricultural activities which requires prompt action to protect crops or equipment, the City can exempt noise generated by such action from the provisions of this Element. | |
| | SAFETY ELEMENT | |
| S-1A Hazard Education | 1. Distribute informational handouts. | Ongoing action |
| | 2. Support volunteer training aimed at assisting police, fire, and civil defense personnel during and after a major earthquake, fire, or flood. | Community Emergency Response Team implemented 2020 |
| | 3. Support/sponsor exhibits and presentations in secondary schools. | Ongoing action of PRFES – CRR Division |
| S-1B Disaster Response | 1. Maintain Mutual and Automatic Aid Agreements with regional fire prevention and law enforcement agencies. | All agreements up to date. |
| | 2. Periodically review/update the Council adopted Fire and Emergency Services Standards of Cover and Strategic Plan. | Update is needed to the Safety Element to reflect 1.0 FF/1000 population as outlined in development agreements. Standards of Cover / Risk Assessment and Strategic Plan endorsed by City Council on April 5, 2022. Staffing triggers plan was created to staff a third fire station and keep pace with development. Staffing plan presented to City Council at the January 2020 budget workshop. Fire Station 3 was opened and staffed in late 2023. Safety |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Element needs updating to reflect Fire Hazard Severity Zones for the City. |
| | 3. Incorporate fire and crime prevention measures in the design and construction of new development via specified actions. | As needed/ongoing action, development review |
| S-1C Hazardous Exposure Minimization | 1. <i>Police Service Standards.</i> Maintain a ratio of 0.5 non-sworn personnel per 1,000 population and a ratio of 1.4 to 1.6 sworn personnel per 1,000 population. | Analysis for the Police Department, dated April 16, 2019, recommends a service level for the City of approximately 1.63 to 1.83 sworn officers per 1,000 residents. This remains unchanged. |
| | 2. <i>Emergency Services Standards.</i> Maintain a ratio of 0.8 to 1.3 Firefighters per 1,000 pop. | The FY 2022/2023 Budget provides for a ratio of 1.0 firefighters per 1,000 pop. |
| | 3. Continue to utilize, the Council adopted, 2022 Fire and Emergency Services Standards of Cover to analyze future fire station and staffing needs. | City council adopted response time goal is to respond to all emergencies in 4 minutes or less, 90% of the time. This was achieved 57% of the time in 2024. Simultaneous calls, geographical travel distances, number of response resources, increased service demand, and lack of primary care services, are the largest contributing factors. Fire Station 3 was staffed and opened December 1, 2023. |
| S-1D Structural Safety | 1. Review and update, as necessary, the City's Building Security & Construction Standards for new development projects. | See response to Action Item #4 under Policy LU-2D |
| | 2. Maintain a current survey of URM buildings and other hazardous structures. | Completed. Building Division has records of 2 remaining URMs. The owners of these URMs are in compliance with the URM codes. |
| | 3. Require structures identified as being located in hazardous areas to be brought into conformance with acceptable levels of risk. | Completed. Building Division has records of 2 remaining URMs. The building owners of these 2 URMs are in compliance with the URM codes. |
| | 4. Discourage the locating of critical facilities within identified hazard areas. | As needed/ongoing action, development review |
| | 5. New development in high/medium wildland fire hazard areas to: investigate vulnerability, potential as an ignition source, and implement mitigation measures. | As needed/ongoing action , development review |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 6. Prohibit construction within seismic and geologic hazards areas. | As needed/ongoing action, development review |
| | 7. In reviewing proposals for future water impoundments, require an evaluation of potential inundation areas and design of the dam to withstand earthquakes. | As needed/ongoing action, development review |
| S-1E Hazardous Materials | 1. Continue to require applicant declarations pursuant to Gov't Code §65820.2. | As needed/ongoing action |
| | 2. Provide required notices to the County Environmental Health Department. | As needed/ongoing action |
| | 3. Continue implementation of existing programs; add new ones as required. | As needed/ongoing action |
| S-1F EMF Exposure | 1. No residential structures or yards, schools, active parks, or recreational facilities are to be built within the utility corridor right-of-way. | As needed/ongoing action |
| | PARKS & RECREATION ELEMENT | |
| PR-1A Park & Recreation Facilities | 1. Periodically assess usage of park facilities, and identify physical changes needed to accommodate anticipated land use patterns. | Sherwood Master Plan to be reevaluated in light of flood plain concerns and plans to build a pickle ball complex on site. Pickleball courts to be completed in 2026. As needed/ongoing action. |
| | 2. Implement improvements at existing parks, including completion of recreation facilities. | Barney Schwartz lower playground renovation complete as of January 2018; Upper playground replaced in Fall 2020. Larry Moore Park restrooms and playground renovation complete in spring 2018. Revision of Sherwood Park Master Plan complete as of February 2019. Water feature renovation completed at Uptown Family Park in December 2023 Bicycle pump track completed in February 2024. Larry Moore Park re-design project being conducted in 2024-25. Undergoing irrigation controller study at parks to determine if water savings and efficiency can be achieved. |
| | 3. Allow compatible activities and land uses near parks. | As needed/ongoing action. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 4. Cooperate with the County, Paso Robles Unified School District and Cuesta College, in park funding and joint use of park | Completed: Montebello (7 ac) park; Uptown Family Park completed in 2014. |
| | 5. Require specific plans to include parks as appropriate. | In Progress with Chandler Ranch, Olsen Ranch/Beechwood, and Uptown/Town Centre Specific Plans. |
| PR-1B Master Plan | 1. Prepare needs assessment for Park & Recreation improvements. Consider the improvements listed in Table PR-1 (attached at the end of this table). | Robbins Field improvements complete. Charolais Corridor and Navajo sections of Salinas River Trail are complete. City Council endorsed a 5-year strategic plan for Recreation Programming, to be implemented from 2022 through 2026 |
| | 2. Seek State, Federal, and local grants, and individual, private, and corporate support, to improve City parks and recreation services. | <p>In July 2014, the City received \$805,000 for the City Park renovation. Project completed June 2016.</p> <p>Completed: Received \$350,000 EEMP grant, which was matched with \$150,000 by City and constructed ½-mile trail connection along Charolais corridor to river trail system. Also, completed ½-mile Salinas River trail through State/Fed grants and Park & Recreation Impact fees.</p> <p>Completed November 2014: Uptown Family Park at Oak and 36th Streets.</p> <p>City received \$178,000 in State Per Capita Grant funding to replace water feature at Uptown Family Park \Project completed in 2023.</p> <p>In July of 2023, Recreation services received \$5,000 grant in support of the Teen Center at</p> |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Policy | Action Item Number & Brief Description | Status |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>Centennial Park from the Wonderful Company and from the REC Foundation. .</p> <p>In February of 2024, construction was completed on a REC Foundation funded bicycle pump track at Barney Schwartz Park.</p> |
| | 3. Investigate/implement acquisition of land or easement, in the Salinas River and Huerhuero Creek for a park, equestrian paths or other public recreational uses. | <p>Ongoing: Acquisition of a 247-acre parcel for trail extension opportunity to link southeast portion of community to river trail system Dec. 2011.</p> <p>Acquired 1 mile of Huer Huero River corridor through dedication from a development project in 2011.</p> <p>Acquired 18 acres of Salinas River Corridor property with approval of the River Oaks II Expansion project.</p> <p>Acquired easement for public access in the Huer Huero Creek Corridor on the Erskine property, adjacent to Airport Road.</p> |
| | 4. Create and adopt a Salinas River Corridor Plan; cooperate with neighboring public agencies to establish the DeAnza Trail as a link in a regional trail system. | <p>Received \$7,200 grant and matching City funds will pay for signage along the swath of the De Anza trail through Paso Robles. It was installed in 2015, and subsequently destroyed by vandalism.</p> <p>Completed: Salinas River Trail Master Plan connecting San Miguel and Santa Margarita, and historical reference to, the De Anza Trail where appropriate.</p> |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

Table CE-1. Potential Circulation Improvements

| Type of Improvement | Improvement | Status |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Downtown | Access Improvements, including improved on/off-ramps to Highway 101 where appropriate, at 16 th and 24 th streets | Complete |
| | Improvements to traffic flow within the downtown area | Addressed as part of Uptown/Town Centre Specific Plan; ongoing |
| Improvements to Road Segments | Union Road—Kleck Road- to Golden Hill Road | Completed. |
| | Huer Huero bridge north of SR 46E to connect Airport Road to Golden Hill Road | Location chosen by Council. Design ROW and construction funding in progress. |
| | Creston Road - River Road to Rolling Hills Road -Two-lane divided arterial with continuous turn lane, bike lanes and pedestrian improvements | Corridor Plan adopted by Council. Construction of Phase 1 anticipated to begin construction Summer 2023. |
| | Creston Road - Niblick Road to Scott Street - Two-lane divided arterial with improved driveway access, bike lanes, and pedestrian improvements | Corridor Plan adopted by Council. |
| | Theatre Drive – Auto dealership to South City limits - Two lane arterial with continuous turn lane, bike lanes and pedestrian improvements | In progress. |
| | 4 th Street – Spring Street to Riverside Avenue Two lane divided arterial with bike lanes, pedestrian improvements, railroad underpass and connection to US 101 freeway ramps | Improvement completed as part of a Hotel Project. Undercrossing status under review. |
| Intersection Improvements | US 101 – SR 46W Relocation of Theatre Drive and S. Vine Street, roundabout control for ramp intersections | 2009 PAED completed. Theatre Drive relocation completed in 2011. S. Vine Street relocation under review. Part of the Gateway Annexation. SLOCOG initiated a Feasibility Study in 2020 to reduce round-about footprints. CALTRANS approved the study. SLOCOG has set aside funds for the PS+E for the roundabouts. |
| | SR 46E – Union Road Grade separated interchange with interim improvements considered | Project Study Report complete 2014 PAED in process |
| | Union Road – Golden Hill Road Roundabout | Complete |
| | Creston Road – Rolling Hills Road | Corridor Plan adopted by Council. Construction scheduled for 2025/2026 using |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Table CE-1. Potential Circulation Improvements | | |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Improvement | Improvement | Status |
| Pedestrian/Bikeway Facilities | | \$3 million State Assembly Grant for partial funding. |
| | Charolais Road – S. River Road | Design report complete. Major property acquisition complete |
| | 24 th Street bridge over railroad | 2015: HBRR Grant received for preliminary engineering. Bridge design is underway. |
| | Creston Road pedestrian crossing at Lana Street | Striped pedestrian crossing complete; signal installed |
| | Creston Road pedestrian crossing at Scott Street | To be scheduled |
| | Creston Road pedestrian crossing at Meadowlark Road | Striped pedestrian crossing complete |
| | Interconnecting pedestrian paths between Salinas River corridor and other facilities within the City. | In progress: Salinas River Plan (whole corridor); Completed: Salinas River Parkways Trail Centennial Creek Restoration project completed 2024 Grant funding obtained to construct the North River Road Class 1 path. |
| | Traffic Calming Measures where appropriate | Completed with 2018 Bicycle and Pedestrian Master Plan. Ongoing: Traffic Calming Plan |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Table PR-1. Park & Recreation Facility Improvements | | |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Improvement | Improvement | Status |
| EXISTING IDENTIFIED PARK AND FACILITY NEEDS | 10-acre park north of 24th Street. This should include ballfields, which may replace that at Pioneer Park, and may be located between Spring Street and the Railroad. | Identified as part of the Uptown/Town Center Specific Plan. Needs list updated in 2022. |
| | Aquatic center, preferably covered, probably a joint venture between the City, school district, and Cuesta College. Most likely to be located at Cuesta College. | School District approved plans to build aquatics facility at the Paso Robles High School courtesy of a bond measure in February of 2024. In construction. |
| | 10-acre park near the Borkey area | Completed: River Oaks II dedication |
| | Chandler Ranch Area Specific Plan: park in conjunction with any new school site | Completed: Beechwood Specific Plan 8.1-acre park dedication |
| | 7-10 acre park in Union/46 Specific Plan area | Purchase of 7 ac in Montebello completed |
| OTHER NEEDED IMPROVEMENTS | | |
| <i>Recreation Facilities</i> | Youth Center | Teen Center opened at Centennial Park in August 2023. |
| | Neighborhood Center (on east side) | To be scheduled |
| | Nature Center, with large contiguous open space area | To be scheduled |
| | Enhance crossing of Riverside Avenue to allow for connectivity between fairgrounds and parking lot east of Riverside Avenue | Completed |
| | Public Equestrian staging area | To be scheduled; Salinas River Plan |
| | General Recreation Services | Ongoing action; Volunteer Program established |
| <i>Parks</i> | No Pocket Parks needed, only larger facilities | Ongoing action |
| | The redevelopment of Oak Park Public Housing should include provision of a park to serve the recreational needs of the neighborhood | The project includes sports fields and parks facilities, which have been completed. |
| | Develop a neighborhood park in conjunction with the First 5 Early School Readiness and Family Center on the northeast corner of Oak and 36 th Streets | Completed: Uptown Family Park completed in November 2014. |
| | Redevelop Robbins Field as envisioned in the Uptown/Town Centre Specific Plan, provided that a replacement ballfield of similar size and amenities is first developed in a location that is easily accessible to West Side residents. | To be scheduled |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Table PR-1. Park & Recreation Facility Improvements | | |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of Improvement | Improvement | Status |
| | Conversion of Marie Bauer Elementary School Site to a public park that provides educational facilities to the community. | Program no longer applicable |
| <i>Bikeways and Trails</i> | Bikeways as indicated in the City's Bikeway Plan | Completed: Bike lane improvements on 13th Street bridge and Navajo Avenue. Union Road Class II bike lanes completed between Kleck Road and Prospect Avenue. City received a SLOCOG grant for PS+E of N. River Bikeway – Union Road to Experimental Station. |
| | Trail near railroad within 4th Street Specific Plan | To be scheduled |
| | Make trail connections between parks facilities citywide | Ongoing Phase 1: Uptown/Town Centre Specific Plan |
| | Pursue De Anza Trail along Salinas River | Completed: Salinas River Trail Master Plan |
| | Salinas River trail on either side of the river between 13th Street and Veteran's Memorial bridges | East side of river complete. Western trail to be scheduled. |
| | Chandler Ranch Area Specific Plan trail system | In progress: Beechwood Specific Plan and Olsen South Chandler Specific Plan's approved. Trail system to be constructed as areas develop. |
| | Complete the Class I pathway from Creston Road along South River Road | Complete. |
| | Charolais Road Multi-Purpose Trail – South River Road to Riverbank Lane | Complete. |
| | Turtle Creek Pathway Improvements | Complete |
| | Senior Center Pathway Improvements | In progress |
| <i>Plans/Programs</i> | Pursue Public Art in Parks Program (development should fund public art in parks) | Completed: Public Art Policy Festival of the Arts has been replaced by alternative Art-in-the-Park event held in April and October each year. FY 24-25: Review and update the Arts in Public Places ordinance and related process and procedures including recommendations for funding. |

Attachment 1

Status of General Plan Action Items as of December 31, 2024

| Table PR-1. Park & Recreation Facility Improvements | | |
|-----------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------|
| Type of Improvement | Improvement | Status |
| | | |
| | Implement Master Plan of Bikeways | Ongoing action |
| | Develop Multi-Purpose Trail Plan | Ongoing: Salinas River Plan |
| | Expand Bikeway trails map to include pedestrian trails | Combined Pedestrian and Bicycle Master Plan completed/adopted in Fall 2018. |

Attachment 2

HOUSING ELEMENT ACTION IMPLEMENTATION STATUS

Context of Housing Element Review

The Housing Element is a planning document that requires the City to plan for meeting its “fair share” of regional housing needs, most often referred to as the Regional Housing Need Allocation (RHNA).

This annual review of the Housing Element will:

- Summarize the 6th Cycle RHNA and identify quantified objectives towards meeting the RHNA;
- Summarize new residential construction activity between January 1, 2024 and December 31, 2024 applies towards the 6th Cycle RHNA;
- Summarize the City’s efforts to assist the development of affordable housing, including removing constraints undertaken through December 31, 2024;
- Report on progress towards implementing the Action Items contained in the 6th Cycle Housing Element.

New Housing Units: 6th Cycle Regional Housing Need and Quantified Objectives

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

The Regional Housing Needs Allocation Plan (RHNA) adopted by the San Luis Obispo Council of Governments 2019 Plan assigned the City of Paso Robles 1,446 new dwelling units as its share of the RHNA to be met during the period January 1, 2019 through December 31, 2028. The City’s obligation is not to ensure unit construction within this timeframe but rather to ensure that there is sufficient land appropriately zoned and adequately served to accommodate the assigned housing need. As shown in Table 1 from the General Plan Housing Element, the City had already achieved the majority of its RHNA obligation based on the credits received for housing units that have been constructed, under construction, or approved since January 1, 2019. Also, as indicated in the Housing Element, the City has sufficient capacity to meet and exceed the identified housing need of the remaining 383 units, which fall into the Low and Very Low-income categories.

Table 1: 6th Cycle RHNA (1/1/19 to 12/31/28)

| Income Category | Dwelling Units (Target) | Credits for Units Constructed, Under Construction, or Approved | Remaining RHNA |
|------------------------|--------------------------------|-----------------------------------------------------------------------|-----------------------|
| Above Moderate | 607 | 1,224 | 0 |
| Moderate | 259 | 526 | 0 |
| Low | 224 | 90 | 134 |
| Very Low | 356 | 107 | 249 |
| TOTAL | 1,446 | 1,947 | 383 |

The Housing Element establishes quantified objectives to facilitate construction of new dwelling units within the same time frame, which are shown in Table 2 on the following page. The City does this by creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of

Attachment 2

various types of units. Of these endeavors, the City is recently updated the Zoning Code and identified zoning standards that would encourage development of housing while also removing zoning standards that create unnecessary barriers. One example of a reduced standard was reducing the minimum building separation between structures, from 10 feet to 6 feet. This reduction increases buildability, especially on narrow lots.

Table 2: 2021-2028 Quantified Objectives

| Objectives | Income Levels | | | | Total |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----|----------|----------------|-------|
| | Extremely Low/ Very Low | Low | Moderate | Above Moderate | |
| Construction Objective* | 266 | 223 | 439 | 816 | 1,744 |
| Rehabilitation Objective* | 80 | | -- | -- | 80 |
| Total Construction/ Rehabilitation Objective | 569 | | 439 | 816 | 1,824 |
| Conservation/ Preservation Objective* | 386 | | -- | -- | 386 |
| *Note: The City of Paso Robles is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units. | | | | | |

New Residential Construction Activities

New Housing Units: Under Construction

Between January 1, 2024 and December 31, 2024, there were 310 units under construction with permits being issued in 2024. Of these, 179 units were single-family residential and above the moderate-income level, with 47 of these being for houses in the subdivision located in the River Oaks II tract, and 126 houses within Planning Areas 13 and 15 of the Olsen South Chandler Ranch Specific Plan. Additionally, 129 permits issued were for ADUs and 2nd units and these were split evenly between the low-income and moderate-income level. Of these, 107 ADUs were issued as part of Planning Area 13 of the Olsen South Chandler Ranch Specific Plan. Lastly, 2 permits were for multi-family residential units.

It should be noted that this section reports the year a permit is issued and/or under construction. Therefore, although there may have been other units under construction in 2024, permits may have been issued in a prior year and received their Certificate of Occupancy in 2024. For those units, they are reported in the following section as completed units. To track the City's progress towards meeting the quantified objectives displayed above, Table 3 reports on the units that have had building permits issued to date, which are further broken down by income category.

Attachment 2

Table 3: Progress Towards Meeting RHNA Permitted Units/Units Under Construction

| Income Level | 6 th Cycle RHNA Allocation | Permitted Units Issued by Affordability | | | | | | Total Units by Income Level | Total Units Remaining by Income Level |
|-------------------------------------|---------------------------------------|-----------------------------------------|------|------|------|------|-----------|----------------------------------------|---------------------------------------|
| | | Projection Period (2019-2020) | 2021 | 2022 | 2023 | 2024 | 2025-2028 | | |
| Extremely Low & Very Low | 356 | 0 | 0 | 23 | 65 | 0 | -- | 88 | 268 |
| Low | 224 | 9 | 14 | 15 | 66 | 64 | -- | 168 | 56 |
| Moderate | 259 | 54 | 29 | 220 | 33 | 67 | -- | 403 | 0 |
| Above Moderate | 607 | 22 | 29 | 45 | 44 | 179 | -- | 319 | 288 |
| Total Units | 1,446 | 85 | 72 | 303 | 208 | 310 | -- | 978 | |
| | | | | | | | | Total Remaining for RHNA Period | 612 |

New Housing Units: Completed

Between January 1, 2024 and December 31, 2024, a total of 147 new dwelling units were issued Certificates of Occupancy. Of the 147 units, 48 were single family units, 18 were accessory dwelling units (ADU's), 3 were classified as Second Units, and 78 were multi-family units. The dwelling units can be divided among the following income groups:

| | |
|----------------|------------|
| Above Moderate | 48 |
| Moderate | 89 |
| Low | 10 |
| Very Low | 0 |
| Total | 147 |

Of these 147 units, 22 of them were built in the Uptown/Town Centre Specific Plan area. Details of the number of units that have received a Certificate of Occupancy during the current planning period compared to the RHNA requirements is shown in the table below.

Attachment 2

Table 4: Progress Towards Meeting RHNA – Completed Units

| Income Level | 6 th Cycle RHNA Allocation | Completed Units by Affordability | | | | | | | Total Units by Income Level | Total Units Remaining by Income Level |
|----------------------------------------|---------------------------------------|----------------------------------|------|------|------|------|------|-----------|-----------------------------|---------------------------------------|
| | | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025-2028 | | |
| Extremely Low & Very Low | 356 | 52 | 54 | 0 | 0 | 0 | 0 | -- | 106 | 250 |
| Low | 224 | 23 | 27 | 8 | 6 | 12 | 10 | -- | 86 | 138 |
| Moderate | 259 | 90 | 18 | 14 | 22 | 92 | 89 | -- | 325 | 0 |
| Above Moderate | 607 | 14 | 11 | 10 | 24 | 38 | 48 | -- | 145 | 462 |
| Total Units | 1,446 | 179 | 110 | 32 | 52 | 142 | 147 | -- | 662 | |
| Total Remaining for RHNA Period | | | | | | | | | | 784 |

New Housing Units: Entitled vs. Proposed

Between January 1, 2024 and December 31, 2024, there were 28 residential units that received a discretionary planning entitlement. All of these units were multiple-family residential units within the moderate-income level.

Between January 1, 2024 and December 31, 2024, there were 525 residential units that were either in plan check or ready to be issued. Of these, 161 units were single-family residential and above the moderate-income level, 134 were ADUs and split evenly between the low-income and moderate-income level, and 230 units were multi-family residential units also of the moderate-income level.

Although development trends are showing a slowdown in the number of multiple-family units in the entitlement stages, there is a sufficient number of entitled single-family residential units from the prior reporting year, which boasted 833-units, of which nearly half were for single-family development. This means that there could be deficiencies with future housing for low and very low-income categories which are typically provided by the denser multiple-family developments via either density bonus projects or projects by the Paso Robles Housing Authority. Additional efforts need to be considered that would encourage applications for the entitlements of more multi-family projects.

Rehabilitated Units

Housing rehabilitation presently occurs on a market rate/unsubsidized basis. The General Plan Housing Element Program 23 calls for the City to “work with non-profit organizations to obtain financial assistance to rehabilitating dwellings owned or rented by lower-income households. This program is a continuation of a previous Action Item from the 2014 Housing Element.

Over the last several years, non-profits such as People’s Self-Help Housing and Habitat for Humanity have helped rehabilitate units in and around Paso Robles.

- In December 2015, Peoples Self-Help Housing applied for a permit to rehabilitate a subsidized complex with 60 apartment units located at 1255 Creston Road, “Creston Gardens”. The project was completed in 2017.
- Peoples Self-Help Housing completed the rehabilitation of 38 units in a senior/disabled persons housing development, Los Robles Terrace, at 2940 Spring Street. This project was finalized in May 2018.

Attachment 2

- In June 2020, the City began working with the new owners of the apartments at 240 Spring Street, the site of the former Grandview Apartments, as part of the remodel of the 54 multi-family units. The project consists of a complete renovation of the complex, which had fallen into disrepair and had an active code enforcement complaint regarding the site's upkeep. Although the project is market-rate, staff was able to review and approve the project in a timely manner to assist in the units being available to the community again. The units were completed in December 2020 to receive occupancy and final renovations to the outdoor common spaces completed February 2022.
- Habitat for Humanity has been assisting in home preservation work in a program that provides for "aging in place" in the Sierra Bonita senior community over the last few years. Due to the effects of the pandemic, Habitat for Humanity completed 1 home upgrades in 2024. Fortunately, the non-profit group has indicated that multiple applications for the 2025 year are already being received, which should improve home preservation efforts for the following reporting year.

Conserved Units

There are subsidized housing units at risk of conversion to market rate. As noted above, Self-Help Housing Corp. has pursued rehabilitation of Creston Gardens, a subsidized complex with 60 units at 1255 Creston Road that was at risk of conversion to Market Rate, and plan to continue to operate it as a subsidized housing complex in which residents must qualify as being of lower income. The Hacienda Del Norte is also an at-risk development that as of January 17, 2017 was officially deed restricted to be an affordable housing project for the next 50 years. It is worth noting that there has not been any recent activity to conserve housing units at risk of converting to market rate.

Removal of Constraints

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

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

Progress was made to reduce traffic impact fees as part of the City's comprehensive update to the Circulation Element, which included a Traffic Impact Fee update that translates into reduced traffic fees for residential projects. In order to accomplish this, the following steps were taken:

1. The Housing Constraints and Opportunities Committee formulated changes to remove unnecessary arterial street segments from the Circulation Element's Circulation Diagram.
2. The HCOC revised the future Circulation Project needs list.
3. The HCOC revised all of the remaining future Circulation Projects design and cost estimates to be as cost effective as possible.
4. Lastly, they updated the AB 1600 Traffic Impact Fee study with three fee areas to distribute cost based on the traffic generated by development in that area. In other words, the east side specific plans have higher

Attachment 2

Traffic Impact Fees because they need new roads and interchanges, while the Downtown area requires few circulation improvements.

Overall, the changes have resulted in a \$50 million dollar reduction to future circulation improvements which translates into an overall 24% Traffic Impact Fee reduction. In the long run, the system will be less expensive to build and maintain since unneeded projects have been removed. Reduction of residential traffic impact fees, especially for multi-family residential is consistent with the original goal to reduce barriers for the construction of affordable housing.

During the process of updating the 6th cycle General Plan Housing Element, the HCOC met five times to discuss housing issues, identify potential sites and strategies to meet the RHNA, review best practices, provide guidance on potential Housing Element policies and implementing programs, and discuss future housing initiatives.

The HCOC's efforts have since resumed in recent years, mostly to discuss programs identified in the 6th cycle Housing Element to move forward with implementation. In total, the HCOC met one times during the 2024 year. Topics discussed by the HCOC included reviewing the City's progress on the Comprehensive Update to the Zoning Code, which was ultimately completed and approved by City Council in October 2024, as well as reviewing an update to the City's Development Impact Fees.

Attachment 2

Progress Toward Implementation of 2021-2028 Housing Element Action Items

The table on the following pages reports efforts made through December 31, 2024 to implement the Action Items. These actions conclude the efforts toward implementing the 2021-2028 Housing Element.

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adequate Sites | The City of Paso Robles has a Regional Housing Needs Allocation (RHNA) of 383 units for the 2018-2028 RHNA planning period after credits for permitted or approved units are taken into consideration. Overall, the City can adequately accommodate the RHNA under existing General Plan policy and Zoning Ordinance standards. The residential sites inventory to address the 6th cycle RHNA consists of a proposed development site with the capacity for 952 units, projected 405 new accessory dwelling units, and 11 vacant sites with capacity for 290 units. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. Also, the City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA. Maintaining adequate sites will also include evaluation of all proposed General Plan and Zoning amendments for their effect on the City's capacity for meeting its RHNA. | Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State | City staff continues to maintain an inventory of available sites and performs an annual assessment of housing as part of the annual progress report. |
| No Net Loss | The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2028 Housing Element sites inventory, and make written findings that: 1) any density reduction is consistent with the General Plan and 2) the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project. | Ongoing: As part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations | City staff continues to administer this program with new applications for development. |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory Dwelling Units | <p>Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance addressing the provisions in State law, including permit streamlining processes and fee assessment. Consider, as part of this ordinance, reduced parking for ADUs throughout the Uptown/Town Centre Specific Plan beyond areas within one-half mile of quality transit stops. Support countywide efforts to provide pre-approved ADU plans as a tool for encouraging development of ADUs and lowering plan review costs for applicants and the City. Promote development of ADUs by providing written information at the City's planning counter and on the City's website. Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process; identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.</p> <p>This program has a quantified objective of 405 units.</p> | Within one year of Housing Element adoption; annual monitoring | Staff time was spent in 2024 towards completing an ADU Ordinance update which was folded into a comprehensive update to the Zoning Code (completed 10/1/24). Subsequent ADU updates were made in response to State law changes that were to take effect 1/1/25. City staff continues to provide support to the development community regarding permitting for ADUs and is looking into the potential for pre-approved ADU plans that would be available to the public come 2025. |
| Special Needs Housing | <p>Provide housing opportunities to meet the special housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.</p> <p>Encourage developers of single-family dwellings to incorporate universal design and/or "visitability" improvements.</p> <p>This program has a quantified objective of 15 units.</p> | Ongoing | <p>On February 16, 2021 the City Council approved a project for 79-units for low-income senior housing, including an approval to defer the development impact fees with a loan of up to \$1.2 million in General Funds.</p> <p>On January 25, 2022, the Planning Commission approved a project for 69-units for low-income multifamily housing. On February 15, 2022, City Council subsequently approved a deferral of the development impact fees with a loan of up to \$1.8 million in General Funds.</p> <p>Building permits were issued for both of these projects in June 2023. The 69-unit project was completed in 2024 with full occupancy achieved, and the 79-unit project is anticipated to be completed in early 2025.</p> |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
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| Housing for Persons with Disabilities | <p>Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by implementing the following actions:</p> <ol style="list-style-type: none"> 1. Assist developers who seek State and federal monies to support housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. 2. Provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities. 3. Work with the Tri-Counties Regional Center to implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. | Support grant applications- at least once during the planning period; develop informational material - within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities – ongoing | The City continues to administer these programs. |
| Mixed Use Overlay | <p>Amend the Mixed Use Overlay to enhance flexibility and encourage housing production as follows:</p> <ol style="list-style-type: none"> 1. Increase the allowed density from 20 units per acre to 30 units per acre. 2. Allow residential, commercial, or mixed-use development for maximum flexibility. 3. Apply the Mixed Use Overlay to sites MU1 and MU2 identified in the Resources chapter. <p>This program has a quantified objective of 70 units.</p> | In conjunction with Housing Element adoption | This is complete. To date, two properties have received the MU overlay as part of their development plan, for a total of 99 new residential units that have been entitled. |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing Support | <p>1. Work with developers to increase the supply of new housing for all income groups and special needs. Examples may include prioritizing staff time to process permits for units affordable to lower-income households; providing technical assistance in applying for government financing (e.g., HOME funds); concessions and incentives, using General Funds to offset City development fees; and providing preliminary staff review of development proposals at no cost to developers. The City will continue to work with the Paso Robles Housing Authority, Habitat for Humanity, and other affordable housing entities to provide financial and/or technical assistance in maintaining or expanding affordable housing resources.</p> <p>2. Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households. The City will promote these incentives to developers on the City's website and during the application process.</p> <p>3. Encourage provision of affordable housing in the vicinity of the Cuesta College North County Campus through the designation of multifamily sites near the campus.</p> <p>4. For those housing units and/or projects for lower-income households assisted with General Funds for the purpose of offsetting development impact fees, allow for deferral of payment of fees several years beyond occupancy.</p> <p>5. Continue to convene the Housing Constraints and Opportunities Committee (HCOC), which includes representation by affordable housing developers, housing advocates, local builders, and elected and appointed officials to review housing issues and make recommendations to the City Council on ways to increase housing production.</p> <p>This program has a quantified objective of assisting 5 affordable housing projects.</p> | Ongoing | <p>Staff time was spent in 2021 to assist with approval of the RiverWalk Terrace project (which was entitled in Feb. 2021) for 79-units of affordable Senior housing. Additionally, the City Council approved Resolution 21-018 deferring water connection, sewer connection, development impact, and building permit fees in the amount of \$1.2 million.</p> <p>Additionally, staff time was spent in 2022 to assist with approval of the Sunrise Villas project (which was entitled in Jan. 2022) for 69-units of affordable multi-family housing. The City Council approved Resolution 22-022 deferring water connection, sewer connection, development impact, and building permit fees in the amount of \$1.8 million.</p> <p>Building permits were issued for both of these projects in June 2023. The 69-unit project was completed in 2024 with full occupancy achieved, and the 79-unit project is anticipated to be completed in early 2025.</p> <p>Additional staff time was spent in 2024 with the Paso Robles Housing Authority to discuss future site that could support affordable housing.</p> |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uptown/Town Centre Specific Plan | Actively implement the vision for development and redevelopment of the West Side as established in the Uptown/Town Centre Specific Plan. This will include seeking grants for infrastructure improvements, preparing an appendix to expand the list of acceptable architectural styles, providing technical assistance to developers in understanding and applying the new development standards, and regular monitoring and updating the plan to ensure that development standards effectively promote affordable housing. | Ongoing | On October 17, 2023, the City Council directed staff to initiate a General Plan Amendment and Rezone to expand the boundaries of the UTCSP, with the goal of allowing more opportunities for affordable housing types per the form based code. Some staff time was spent in 2024 on this endeavor, but has since been on hold. |
| Resources to Address Homelessness | Continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed. Continue to support local programs that provide emergency resources. Continue to participate in regional efforts to address homelessness and coordinate homeless services. | Ongoing | On January 19, 2021, the City Council authorized reallocating a \$1.5 million HEAP grant award to a HASLO property at 1134 Black Oak Drive (former Motel 6) and supporting the efforts of ECHO, PSSH, and HASLO in owning, operating, and maintaining a homeless services and low-cost housing center at the site. The City continues to administer these programs as needed. |
| Density Bonus | Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law, including recorded affordability restrictions. Update the City's density bonus ordinance to remain in compliance with Government Code § 65915 and enhance applicability for the Uptown/Town Centre Specific Plan. The update will clarify an applicant's ability to consolidate certain concessions to facilitate affordable housing development and provide flexibility. This program has a quantified objective of 25 Density Bonus units. | Updated density bonus ordinance adoption - within two years of Housing Element adoption; reviewing ordinance for compliance with State law - ongoing | Some staff time was spent in 2024 towards the Density Bonus Update. This was completed with the overall Zoning Code update which was approved 10/1/2024. |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
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| Energy Conservation | Encourage and facilitate energy conservation; help residents minimize energy-related expenses. Actions may include: 1. Continued implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation 2. Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers 3. Providing informational material at the Community Development Department counters from PG&E and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses 4. Continuing to enforce the State energy standards of the California Green Building Code. | Ongoing; energy conservation information available one year after adoption of the Housing Element | The City continues to administer these programs. |
| Development Process Streamlining | Continue to streamline project review processes by: 1. Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process 2. Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Paso Robles and provides SB 35 eligibility information 3. Supporting regional efforts to develop pre-approved stock development plans to streamline the plan check process for ADUs | Ongoing; SB 35 informational material within one year of Housing Element adoption | The City continues to administer these programs. |
| Objective Design Standards | Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law. | Within one year of Housing Element adoption | Objective Design Standards were adopted in conjunction with regulating Urban Lot Splits and Two-Unit projects in 2021. Staff time was spent in 2024 towards updating Objective Design Standards for multi-family and mixed use projects. This was completed with the overall Zoning Code update which was approved 10/1/2024. |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Special Needs Housing Laws | Review the Zoning Ordinance and make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zoning districts where multifamily and mixed uses are permitted, including nonresidential zoning districts permitting multifamily uses, if the proposed housing development meets specified criteria. If located within one-half mile of a public transit stop, no minimum parking requirements may be imposed. Review of applications for supportive housing must be completed within 60 days after the application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. AB 101 requires that Low-Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed-use and nonresidential zoning districts permitting multifamily uses. LBNC provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter. | Within one year of adoption of the Housing Element | The City is completed a comprehensive update to the Zoning Code and incorporated changes to ensure compliance with this program. |
| Zoning Ordinance Amendments | <ol style="list-style-type: none"> 1. Amend the Zoning Ordinance to remove the number of stories limit in the multifamily residential zoning districts (R-2, R-3, R-4, and R-5) and regulate based on height in feet. 2. Amend the Zoning Ordinance to revise the requirement for a community room/day care center for projects with 32 or more units in multifamily zoning districts, increasing the threshold to 40 or more units. 3. Amend the Zoning Ordinance to allow all properties within the R-3 zoning district to achieve three units if minimum lot sizes can be met. 4. Amend the Zoning Ordinance to add a definition of manufactured home, update the definition of mobile home, and remove the definition for modular home. Update Zoning Ordinance Table 21.6.200 (Permitted Land Uses for All Zoning Districts) as needed. 5. Annually monitor the effectiveness of these zoning amendments and make modifications as necessary to address constraints and encourage the development of a variety of housing types. | In conjunction with Housing Element adoption and annual monitoring | This is complete. |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development Plan for 009-751-063 (Creston Village Surplus Parcel) | Consider an amendment to the Development Plan, Zoning Ordinance, and General Plan for APN 009-751-063. This parcel is vacant and located adjacent to an assisted living facility. Consider amendments that would facilitate development of this parcel at densities matching the R-3 zoning district. | In conjunction with Housing Element adoption | This program is on hold pending interest from the current property owner to proceed with an amendment. |
| Fractional Units | To encourage smaller units that are affordable by design, initiate a Zoning Ordinance amendment that recognizes fractional density units as follows: <ul style="list-style-type: none"> • Studio and one-bedroom dwellings that are less than 600 square feet = 0.50 unit • Studio and one-bedroom dwellings that are between 601 and 1,000 square feet = 0.66 unit • 2-bedroom+ dwellings and all dwellings over 1,000 square feet = 1.00 unit | In conjunction with Housing Element adoption | This is complete. |
| Planning Commission Threshold of Review | Amend the Zoning Ordinance to revise the threshold of review and noticing criteria for Development Plans and Site Plan reviews associated with multifamily development. The Zoning Ordinance requires a Planning Commission approved Development Plan for, among other conditions, five or more dwelling units per lot. The Zoning Ordinance Amendment will revise this threshold to more than 10 dwelling units per lot. Multifamily development projects with 10 or fewer units will become subject to Site Plan review approval by the Development Review Committee (DRC). The Site Plan review procedure will be modified to add a public noticing requirement. | In conjunction with Housing Element adoption; review one year after implementation to review effectiveness and consider additional amendments, as warranted | This is complete. |
| Non-Governmental Constraints | Understand the market factors that hinder affordable and market rate residential development. Monitor and evaluate development standards, development financing issues, and advances in housing construction methods. Recognize that although the City cannot influence market factors (non-governmental constraints and legislative decisions), if non-governmental constraints are identified, the City will review, and as feasible revise, any development regulations or processes that can potentially lessen those constraints. | Ongoing | The City formed a Housing Constraints and Opportunities Committee (HCOC) in 2016 to investigate potential provisions that unnecessarily increase the cost of housing as a barrier to development. The Committee met 1 time in 2024 to discuss additional housing related issues and constraints to development. |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water and Sewer Service Providers | In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City will deliver to all public agencies or private entities that provide water or sewer services to properties within the City of Paso Robles a copy of the 2020-2028 Housing Element. The City will also confirm that the agencies and entities providing water or sewer services have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower-income households (Government Code Section 65589.7). | Within 30 days of adoption of the Housing Element; coordination - ongoing | This is complete. City staff continues to coordinate with water/sewer providers as new housing developments are submitted for review, including projects that contain affordable units. |
| At-Risk Housing | Continue or undertake the following activities during the Housing Element planning period to guard against the loss of housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units. 1. Monitor the status of subsidized affordable projects that are at risk of conversion to market rate. 2. Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. 3. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low-income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition. 4. If conversion of a subsidized complex to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority, and other affordable housing opportunities in the City. | Contact owners/operators annually and ongoing | Ongoing support as needed |

Attachment 2

| Policy | Action Item/ Brief Description | Schedule | Actions through 12/31/24 |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Housing Choice Vouchers (Section 8) | <p>The Housing Authority for the City of San Luis Obispo (HASLO) administers the Housing Choice Vouchers (Section 8) Program for all jurisdictions in the County of San Luis Obispo. The City will continue to work with HASLO for administration of the Housing Choice Voucher program and will support additional Housing Choice Vouchers in the community. Make information available to landlords, property managers, and current voucher holders on the Housing Choice Voucher program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).</p> <p>This program has a quantified objective of preservation of 386 vouchers in use in Paso Robles.</p> | Ongoing; make information available within two years of Housing Element adoption | Information related to the Voucher Program is maintained on the City website. |
| Housing Rehabilitation | <p>Work with non-profit organizations to obtain financial assistance to rehabilitate dwellings owned or rented by lower-income households.</p> <p>This program has a quantified objective of 10 rehabilitated units per year.</p> | Ongoing | Habitat for Humanity completed 1 home upgrade in 2024. |



Planning Commission Agenda Report

From: Katie Banister, Associate Planner

Subject: Recommendation to the City Council regarding amendments to the Planning Commission bylaws to include commissioner's membership in the Housing Constraints and Opportunities Committee and other changes (P25-0036)

CEQA: Staff recommends the Planning Commission find this action is not a project under the California Environmental Quality Act pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15060, subd. (b)(2)-(3) and 15378.

Location: Citywide

Date: April 22, 2025

Facts

1. The Planning Commission is established by Paso Robles Municipal Code Chapter 2.20 for the purposes of implementing the General Plan and Zoning Ordinance consistent with state law.
2. The Planning Commission advises the City Council on planning and development related activities within the City.
3. The City Council has adopted bylaws for the Planning Commission to ensure its operations and functions are consistent with City policies and standards.
4. The City Council last amended the bylaws of the Planning Commission in 2015 with Resolution 15-125.
5. The Housing Constraints and Opportunities Committee (HCOC) was established as an ad hoc Committee by the City Council on May 19, 2015. The Committee is tasked with recommending ways to increase housing production in the City.
6. Initially meant to be temporary, the HCOC has operated on an ad-hoc basis since its formation. Formal bylaws for the HCOC will be considered by the City Council at their next meeting.
7. Proposed amendments to the Planning Commission bylaws include:
 - allowing appointed commissioners to serve on both the Planning Commission and the HCOC,
 - stating the purpose of the Planning Commission,
 - stating Commissioners' responsibilities in avoiding conflicts of interest, and
 - reorganizing the bylaws to resemble the bylaws of other advisory boards of the City.
8. This action is not a project under the California Environmental Quality Act pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15060, subd. (b)(2)-(3) and 15378.

Options

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

1. Recommend the City Council approve the proposed amendments to the Planning Commission bylaws.
2. Recommend the City Council approve alternative amendments to the Planning Commission bylaws.

3. Recommend the City Council make no changes to the Planning Commission bylaws, which if accepted by the Council, would disqualify commissioners from serving on the HCOC and leave Planning Commission bylaws out of step with the bylaws of other advisory bodies of the City.
4. Take no action.

Analysis and Conclusions

The Planning Commission bylaws establish the procedures and policies for the operation of the Commission and obligations of its members. Recommended changes are included as Attachment 1 and include reorganization into the same format and order as the bylaws of other advisory boards, an allowance for appointed commissioners to participate in the HCOC, and clarification of conflict-of-interest standards.

Fiscal Impact

The amendments will not have a significant fiscal impact on the City.

CEQA

This action is not a project under the California Environmental Quality Act pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15060, subd. (b)(2)-(3) and 15378

Recommendation (Option)

Staff recommends the Planning Commission recommend the City Council approve the proposed amendments to the Planning Commission bylaws.

Attachments

1. Attachment 1. Proposed Planning Commission Bylaws

Attachment 1

PASO ROBLES PLANNING COMMISSION

BYLAWS

ARTICLE 1 – THE COMMITTEE

Section 1: Name of Committee

The name of the Committee shall be the Paso Robles “Planning Commission” hereinafter referred to as the “Committee”.

Section 2: Purpose

The Committee shall serve at the pleasure of the City Council as a means to aid the City Council in gathering public input by providing a forum through which private citizens may advise the City Council of the City of Paso Robles (“Agency”) on matters relating to development in the City of Paso Robles. In order to accomplish that purpose, the Committee may consult with and advise the Agency on those matters which deal with:

- a. All duties, hearings, decisions and appeals specified and provided for in Paso Robles Municipal Code Section 2.20.070, Title 7 of the California Government Code (Planning and Zoning Law), the City’s General Plan, and as otherwise provided by local and State law; and
- b. To consider, formulate and propose recommendations to the Agency designed to provide for, regulate and consider future growth, development and beautification of the City in order to secure to the City and its inhabitants a comprehensive plan for the most economic, healthful and harmonious growth and development of the City; and
- c. Other duties and powers that may be assigned by the Agency; and
- d. To make, in its advisory capacity, any and all recommendations to the Agency relating to any of the above matters, including changes or amendments to any City-adopted policies and ordinances relating to planning and zoning. The Committee shall be and remain established following the adoption of these Bylaws unless otherwise abolished by an affirmative vote of the majority of the City Council.

Section 3: Membership

Committee members are appointed by and serve at the pleasure of the City Council.

- a. Total Membership - Total membership of the Committee shall be 7 members that meets any of the qualifications identified in paragraph (b) below.
- b. Membership Categories and Qualifications.

To be eligible for membership on the Committee, a person must be one of the following:

- (1) Resident: To qualify under this category, the person must either own or occupy a residential dwelling located within the City
- (2) Business Owner: To qualify under this category, the person or the legal entity that the person represents, must present satisfactory evidence of ownership and operation of a business within the City.

Attachment 1

- (3) Representative of Existing Community Organization: To qualify under this category, the person must be appointed to serve as a representative member by an existing nonprofit corporation or association of persons and/or entities which has its headquarters or a site office within the City or has a substantial number of constituents who are persons and/or entities who reside or conduct business in the City formed for the purpose of serving the community and generally recognized by persons within the City as a Paso Robles community organization.
- (4) Other: Non-residents may be considered/appointed so long as a majority of the Advisory Body are residents as provided in Section 3.b.1-3 above.
- c. Open Membership. Criteria and selection for membership shall not discriminate based upon sex, race, religion, creed, color, age, national or ethnic origin, or any other classification protected by law or classification protected by any local codified or adopted policy.
- d. City. The Agency shall ensure, to the extent possible, that at least a majority of the Committee members are residents of the City.
- e. Term Of Appointment.
 - (1) A member's regular term of appointment shall be 3 years.
 - (2) No person shall be eligible for appointment for more than 3 consecutive 3-year terms, exclusive of prior appointment to fill an unexpired term of office.
 - (3) Persons who have served 3 full consecutive terms may be reappointed following a one-term absence.
- f. Membership on only One Committee. Appointees shall serve on only one City Council Advisory Body/Commission at any one time. This exception is limited to dual service on the Planning Commission and the Housing Constraints and Opportunities Committee (HCOC) only. Committee members acknowledge that serving on additional multiple Advisory Body Commissions may lead to forfeiture under the incompatibility of office doctrine.
- g. Member Code of Ethics. Committee members shall adhere to the City Council's Code of Ethics (Appendix A) and any binding authority that controls, including State law and Fair Political Practices Commission regulations. In addition, Committee members are to act for the long-term benefit of the community as a whole, not for personal benefit or the benefit of an organization or group they may belong to or that nominated them. In addition, Committee members will complete AB 1234 Ethics training within 3 months of appointment to the Committee.

Section 4: Conflict of Interest

Committee members shall refrain from using their position to unduly influence the deliberations or decisions of the City Council or other City commission, board, or committee and shall act in accordance with any binding authority that controls, including State law and Fair Political Practices Commission regulations. Committee members should reach out to the City Attorney's Office with questions regarding compliance with this section.

- a. No member shall participate in any decision which directly or indirectly affects his or her property or economic interests in a manner which is distinguishable from the effect on the City as a whole or his or her interests in common with others similarly situated.

Attachment 1

- b. Committee members shall not engage in any *ex parte*¹ communication with any member of the City Council, commission, board or committee regarding any quasi-judicial² matter pending, or reasonably expected to come, before such a body.

Section 5: Termination of Membership.

Membership in the Committee shall terminate in accordance with Section 6 of this Article if:

- a. The member is not , or will no longer be, a member of that membership category from and for which he or she was elected or appointed; or
- b. The member has acted in violation of Section 9 of Article III of these Bylaws; or
- c. The member has served 3 consecutive full terms; or
- d. The member has acted in violation of the City Council's adopted Code of Ethics (Appendix A), any other applicable adopted City policy or State law, or for similar cause.

Section 6: Removal of Members.

A member may be removed by an affirmative vote of a majority of the City Council, if, after a hearing, it is found and determined that any one of the grounds for termination specified in Section 5 of Article I exists.

Section 7: Resignation

Any Committee member may resign at any time by giving written notice to the Chairperson of the Committee, who shall forward such notice to the remaining members of the Committee and the Agency. Any such resignation will take effect upon receipt or upon a date specified therein. The acceptance of such resignation shall not be necessary to make it effective.

Section 8: Filling of Vacancies

In the event of a vacancy on the Committee, the City Council shall select an individual to fill such vacancy as soon as reasonably practicable. New members shall meet the qualifications set forth in Section 3.b of Article I.

Section 9: Remuneration

Members of the Committee shall serve without pay except for reimbursement for travel expenses to meetings outside of the City, if any.

¹ *Ex parte communication* is any oral or written communication that is intended, or is reasonably calculated, to influence decisions.

² *Quasi-judicial matter* is the appeal of any employee discipline or grievance, or a proceeding to approve or revoke any license, permit or project..

Attachment 1

ARTICLE II - OFFICERS

Section 1: Officers

The officers of the Committee shall consist of a Chairperson and a Vice Chairperson, who shall be elected in the manner set forth in Section 6 of this Article II.

Section 2: Chairperson

The Chairperson shall preside at all meetings of the Committee, and may submit such agenda, recommendations, and information at such meetings as are reasonable and proper for the conduct of the business affairs and policies of the Committee. The Chairperson may sign documents necessary to carry out the business of the Committee.

Section 3: Vice-Chairperson

The Vice Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In the event of the death, resignation, or removal of the Chairperson, the Vice Chairperson shall assume the Chairperson's duties until such time as the Committee shall elect a new Chairperson.

Section 4: Secretary

The Zoning Administrator or designee shall be the Secretary of the Committee. The Secretary shall be responsible for noticing meetings, creating the agenda, and keeping the minutes and other official records.

Section 5: Additional Duties

The officers of the Committee shall perform such other duties and functions as may from time to time be required by the Committee, these Bylaws, or other rules and regulations, or which duties and functions are incidental to the office held by such officers.

Section 6: Election

The Chairperson and Vice Chairperson shall initially be elected from among the members of the Committee at the Committee's first regular meeting. Thereafter, the Chairperson and Vice Chairperson shall be elected annually from among the members of the Committee. Officers of the Committee shall hold office until their successors are elected and in office. An officer may be re-elected to the same position and serve consecutive terms, but no person may serve more than 3 consecutive terms in the same officer role.

Section 7: Removal of Officers

Upon an affirmative vote by a majority of the members of the Committee present at a regular or special meeting of the Committee at which a quorum is present, the Chairperson or Vice Chairperson may be removed from office, and a successor shall be elected pursuant to Section 8 of this Article II.

Attachment 1

Section 8: Vacancies

Should the offices of the Chairperson or Vice Chairperson become vacant, the Committee shall elect a successor from among the Committee members at the next regular or special meeting, and such office shall be held for the unexpired term of said office.

ARTICLE III - MEETINGS

Section 1: Regular Meetings

The Committee shall meet regularly on the 2nd and 4th Tuesday of each month, at the hour of 6:30 PM, at the Library Conference Center/Council Chamber located at 1000 Spring Street, Paso Robles, CA *(either in person or virtually, depending on any public health restrictions resulting from a pandemic or other event, consistent with State law)*. A notice, agenda, and other necessary documents shall be delivered to the members by email and with a link posted on the City's website at least 72 hours prior to any regular meeting.

Section 2: Special Meetings

Special meetings may be held upon call of the Chairperson or Secretary, or an affirmative vote by a majority of the members of the Committee present at a regular or special meeting of the Committee at which a quorum is present, for the purpose of transacting any business designated in the call, after notification of all members by written notice personally delivered or by email at least 24 hours before the time specified in the notice for a special meeting. The written notice may be dispensed with as to any member who at or prior to the time the meeting convenes files with the Secretary a written waiver of notice or as to any member who is actually present at the meeting at the time it convenes. At such special meeting, no business other than that designated in the notice shall be considered.

Section 3: Adjourned Meetings

Any meeting of the Committee may be adjourned to another meeting date, time, and place without the need for notice requirements of a special meeting, provided the adjournment adheres to the Ralph M. Brown Act (Government Code Section 54950 et seq.), and indicates the date, time, and place of the adjourned meeting. Committee members absent from the meeting at which the adjournment decision is made shall be notified by staff of the adjourned meeting.

Section 4: All Meetings to be Open and Public

All meetings of the Committee shall be open to the public and conducted in accordance with the Ralph M. Brown Act, whether held in person at a location accessible to the public located in Paso Robles or through authorized teleconferencing methods as permitted by law. All persons shall be permitted to attend except as otherwise provided by law.

Section 5: Posting Agendas/Notices

The Secretary or designee shall post an agenda for each regular Committee meeting or a notice for each special Committee meeting containing the time and location of the meeting together with a brief description of each item of business to be transacted or discussed at the meeting consistent with State law. Agendas/notices shall be posted outdoors at the Paso Robles City Library at least 72 hours in advance

Attachment 1

of each regular meeting and at least 24 hours in advance of each special meeting. The Secretary or designee shall maintain a record of such posting.

Section 6: Right of Public to Appear and Speak

At every regular meeting, members of the public shall have an opportunity to address the Committee on any matter within the Committee's subject matter jurisdiction. Public input and comment on matters on the agenda, as well as public input and comment on matters not otherwise on the agenda, shall be made during the time set aside for public comment; provided, however, that the Chairperson may direct that public input and comment on matters on the agenda be heard when the matter regularly comes up on the agenda. The Chairperson, with the consent of the Committee, and consistent with any Committee policies or guidelines, may limit the total amount of time allocated for public discussion, applied uniformly to each individual speaker. At every special meeting, members of the public shall have an opportunity to address the Committee only on a matter agendaized for that special meeting.

Section 7: Non-Agenda Items

Matters brought before the Committee at a regular meeting that had not been placed on the agenda of the meeting shall not be acted upon by at that meeting unless action on such matters is permissible pursuant to the Ralph M. Brown Act (Government Code Section 54950 et seq.). Those non-agenda items brought before the Committee that the Committee determines will require consideration and action, and where action at that meeting is not so authorized, may be placed on the agenda for a future meeting at the discretion of the Committee, once a City staff report concerning the matter is prepared.

Section 8: Quorum

The powers of the Committee shall be vested in the members thereof. Four (4) members (a majority) then in office shall constitute a quorum for the purpose of conducting the Committee's business, exercising its powers, and for all other purposes, but less than that number may adjourn the meeting until a quorum is obtained. An affirmative vote by a majority of the members of the Committee present at a regular or special meeting of the Committee at which a quorum is present shall be required for approval of any questions brought before the Committee.

Section 9: Absences

Members shall notify the Secretary or Chairperson in advance of a meeting if they will not be able to attend. If a member shall be absent without the consent of the Committee from 3 meetings, whether regular or special, within 6 consecutive calendar months, such absence shall result in the termination of the membership of the absenting member. A member's absence shall be excused if, prior to the meeting from which said member will be absent, said member notifies the Chairperson of his or her intent to be absent and the reasons therefore; provided, however, that a member shall be entitled to only 2 excused absences within 12 consecutive calendar months. At each meeting, after the roll has been called, the Chairperson shall report to the Committee the name of any member who has so notified him or her of his or her intent to be absent.

Attachment 1

Section 10: Method and Order of Business

All business and matters before the Committee shall be transacted in conformance with the City Council's established practice.

Section 11: Action Minutes

Minutes of the Committee shall be prepared in writing by the Secretary and approved by the Committee at the next regular meeting. The approved minutes of the Committee documenting the Committee's actions shall be forwarded to the City Council following each meeting. The approved minutes of each meeting shall be made available on the City's website and shall be filed in the official book of minutes of the Committee.

Section 12: Reports and Recommendations to City Council.

Reports or recommendations of the Committee to the City Council, to the extent contemplated by the Committee's purpose and responsibilities, shall be prepared in writing by Secretary following every regular meeting and presented to the City Council during a public meeting once the Secretary or designee has prepared a report identifying key facts, options, analysis of the options, fiscal impact, and recommendations, and the report has been reviewed by the City Manager. Reports may also be prepared following a special meeting, at the request of the Committee.

The Chairperson or designee, at the direction of a majority of the Committee present at a meeting at which a quorum is present, may also make verbal reports to the City Council on any issue within the Committee's purview. The verbal report may be agendaized as a presentation item by the Secretary, the Chairperson, or designee or may be a brief verbal report as part of the general public comment portion of the City Council meeting.

ARTICLE IV - REPRESENTATION BEFORE PUBLIC BODIES OTHER THAN THE CITY COUNCIL

The Chairperson or designee may make official representations on behalf of the Committee before public bodies other than the City Council at the direction of the Committee and with the affirmative vote of a majority of the City Council.

Nothing in this article shall limit the ability of members of the Committee to speak before the City Council or any other public body as an individual, provided the member states he or she is not representing or speaking on behalf of the Committee.

ARTICLE V – SUB-COMMITTEES

The Committee may establish any standing and/or special sub-committees consistent with State law it deems necessary consistent with, and to fulfill, its stated purpose as established in Section 2 of Article I of these Bylaws.

ARTICLE VI - AMENDMENTS

These Bylaws may be amended upon an affirmative vote by a majority of the City Council.

Attachment 1

APPENDIX A

CODE OF ETHICS

PREAMBLE

The residents and businesses of Paso Robles are entitled to have fair, ethical and accountable local government. Such a government requires that:

- ▶ Public officials comply with both the letter and spirit of the laws and policies affecting operations of the government;
- ▶ Public officials be independent, impartial and fair in their judgment and actions;
- ▶ Public office be used for the public good, not for personal gain; and
- ▶ Public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the Paso Robles City Council has adopted this Code of Ethics to encourage public confidence in the integrity of local government and its operation.

PUBLIC INTEREST

Advisory Body Members will work for the common good of the people of Paso Robles and not for any private or personal interest, and they will endeavor to treat all persons, claims and transactions in a fair and equitable manner.

Advisory Body Members shall comply with the laws of the nation, the State of California, and the City in the performance of their public duties.

CONDUCT

Advisory Body Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

Advisory Body Members shall perform their duties in accordance with the processes and rules of order established by the City Council.

Advisory Body Members shall inform themselves on public issues; listen attentively to public discussions before the body; and focus on the business at hand.

Advisory Body Members shall base their decisions on the merits and substance of the matter at hand.

Advisory Body Members shall publicly share substantive information that is relevant to a matter under consideration that they may have received from sources

Attachment 1

outside of the public decision-making process.

CONFLICT OF INTEREST³

Advisory Body Members shall not use their official positions to influence government decisions in which they have a financial interest, or where they have an organizational responsibility or personal relationship that would present a conflict of interest under applicable State law.

In accordance with the law, members shall file written disclosures of their economic interests and, if they have a conflict of interest regarding a particular decision, refrain from participating in that decision, unless otherwise permitted by law.

Advisory Body Members shall not take advantage of services or opportunities for personal gain, by virtue of their public office that are not available to the public in general. They shall refrain from accepting gifts, favors or promises of future benefits that might compromise their independence of judgment or action or give the appearance of being compromised.

Advisory Body Members shall respect and preserve the confidentiality of information provided to them concerning the confidential matters of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

Advisory Body Members shall not use public resources not available to the public for private gain or personal purposes.

Advisory Body Members shall not appear on behalf of the private interests of third parties before the City Council or any board, commission, committee or proceeding of the City.

Advisory Body Members shall represent the official policies and positions of the City Council to the best of their ability. When presenting their personal opinions and positions, members shall explicitly state they do not represent the Council or the City.

³ State laws governing conflicts of interest are written to ensure that actions are taken in the public interest. These laws are very complex. Councilmembers should consult with the City Attorney or the Fair Political Practices Commission for guidance in advance.

Attachment 1

Advisory Body Members shall refrain from using their position to unduly influence the deliberations or decisions of City commissions, boards or committees.

POLICY ROLE

Advisory Body Members shall respect and adhere to the Council-Manager structure of Paso Robles City government as provided in State law and the Municipal Code.

Advisory Body Members shall support the maintenance of a positive and constructive environment for residents, businesses, and City employees.

COMPLIANCE & ENFORCEMENT

Advisory Body Members themselves are primarily responsible for assuring they understand and meet the ethical standards set forth herein.

Attachment 1

ARTICLE I - THE COMMITTEE ERROR! BOOKMARK NOT DEFINED.

| | |
|------------------------------------------------------------|----------|
| SECTION 1: NAME OF COMMITTEE..... | 1 |
| SECTION 2: PURPOSE..... | 1 |
| SECTION 3: MEMBERSHIP..... | 1 |
| <i>a. Membership Categories and Qualifications.....</i> | <i>1</i> |
| <i>b. Open Membership</i> | <i>2</i> |
| <i>c. Total Membership & Term Of Appointment.</i> | <i>2</i> |
| <i>d. Member Code of Ethics.....</i> | <i>2</i> |
| SECTION 4: CONFLICT OF INTEREST..... | 2 |
| SECTION 5: TERMINATION OF MEMBERSHIP. | 3 |
| SECTION 6: REMOVAL OF MEMBERS. | 3 |
| SECTION 7: RESIGNATION..... | 3 |
| SECTION 8: FILLING OF VACANCIES..... | 3 |
| SECTION 9: REMUNERATION | 3 |

ARTICLE II - OFFICERS 4

| | |
|-------------------------------------|---|
| SECTION 1: OFFICERS | 4 |
| SECTION 2: CHAIRPERSON | 4 |
| SECTION 3: VICE-CHAIRPERSON..... | 4 |
| SECTION 4: ADDITIONAL DUTIES..... | 4 |
| SECTION 5: ELECTION | 4 |
| SECTION 6: REMOVAL OF OFFICERS..... | 4 |
| SECTION 7: VACANCIES | 5 |

ARTICLE III - MEETINGS 5

| | |
|------------------------------------------------------|---|
| SECTION 1: REGULAR MEETINGS | 5 |
| SECTION 2: SPECIAL MEETINGS | 5 |
| SECTION 3: ADJOURNED MEETINGS | 5 |
| SECTION 4: ALL MEETINGS TO BE OPEN AND PUBLIC | 5 |
| SECTION 5: POSTING AGENDAS/NOTICES..... | 5 |
| SECTION 6: RIGHT OF PUBLIC TO APPEAR AND SPEAK | 6 |
| SECTION 7: NON-AGENDA ITEMS | 6 |
| SECTION 8: QUORUM..... | 6 |
| SECTION 9: UNEXCUSED ABSENCES | 6 |
| SECTION 10: ORDER OF BUSINESS..... | 7 |
| SECTION 11: MINUTES (ACTION)..... | 7 |
| SECTION 12: RECOMMENDATIONS TO CITY COUNCIL..... | 7 |

ARTICLE IV - REPRESENTATION BEFORE PUBLIC BODIES..... 7

ARTICLE V - COMMITTEES 7

ARTICLE VI - AMENDMENTS 7

APPENDIX

CODE OF ETHICS..... 8

| | |
|----------------------------|----|
| PREAMBLE | 8 |
| PUBLIC INTEREST | 8 |
| CONDUCT..... | 8 |
| CONFLICT OF INTEREST | 9 |
| POLICY ROLE | 10 |

Attachment 1

COMPLIANCE & ENFORCEMENT 10



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

February 11, 2025, 6:30 p.m.

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

Commissioners Present: Chairperson Christensen, Chair Pro Tem Covarrubias, Commissioner Neel, Commissioner Davis, Commissioner Koegler, Commissioner Connally

A. CALL TO ORDER

The meeting was called to order at 6:30pm.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Commissioner Marlow is absent.

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Ditas Esparanza, Freda Berman, Leslie Frazier, Andrew Fausto,
Katie Banister, Marci Reynoso, & Ashleigh Peterson
Eric Stelling, Stantec

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

F. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED

G. PUBLIC HEARINGS

H. DISCUSSION ITEMS

1. Niblick Road Complete and Sustainable Bike and Pedestrian Enhancements Project

Moved by: Commissioner Koegler

Seconded by: Commissioner Neel

AYES: Commissioners Koegler, Neel, Covarrubias, Davis, Connally and Chairperson Christensen

ABSENT: Commissioner Marlow

STAFF: Katie Banister, Associate Planner, Eric Snelling - Stantec

PUBLIC COMMENT: Leif Rebuck

Jim Fotinakes

Sharon Roden

A motion was made by Commissioner Koegler and Seconded by Commissioner Neel to adopt Resolution PC 25-001 recommending the City Council approve the Niblick Road Complete and Sustainable Bike and Pedestrian Enhancements Project, Mitigated Negative Declaration SCH 2024120426, and the Mitigation Monitoring and Reporting Program based on findings. The Planning Commission also recommended the City Council, consultants, and staff take additional consideration of the vehicle traffic conditions and traffic capacity of Niblick Road, alternative design elements for the project, and the need for a maintenance plan and associated costs.

Roll Call Vote Passed

I. CONSENT CALENDAR

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Connally

AYES: Commissioners Covarrubias, Connally, Koegler, Neel, Davis and Chairperson Christensen

ABSENT: Commissioner Marlow

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Connally to approve the minutes as presented.

1. **December 9, 2024 Development Review Committee Minutes**
2. **December 16, 2024 Development Review Committee Minutes**
3. **January 6, 2025 Development Review Committee Minutes**
4. **January 13, 2025 Development Review Committee Minutes**
5. **January 14, 2025 Planning Commission Minutes**

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**

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 8:22pm.

Marci Reynoso, Administrative Assistant



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"
Planning Commission Minutes
February 25, 2025, 6:30 p.m.
Council Chamber - Library/Conference Center
1000 Spring Street
Paso Robles, CA 93446

Commissioners Present: Chairperson Christensen, Chair Pro Tem Covarrubias, Commissioner Neel, Commissioner Davis, Commissioner Marlow, Commissioner Connally

Commissioners Absent: Commissioner Koegler

A. CALL TO ORDER

The meeting was called to order at 6:30pm.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darren Nash, Katie Banister, Piper Smith, Marci Reynoso, Ashleigh Peterson, Freda Berman, and David LaCaro

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

Michael Rivera

Warren Frace, Community Development Director, requests that the Commission ReOrders the Agenda to hear Item H.1., City's Conveyance and intent to sell 417 Cool Valley Drive, prior to the Public Hearings. The majority Commission agrees.

I. DISCUSSION ITEM (1)

1. City's conveyance and intent to sell 417 Cool Valley Drive

Moved by: Commissioner Neel

Seconded by: Commissioner Marlow

AYES: Commissioner Neel, Marlow, Connally, Davis, and Commissioner Covarrubias, and Chairperson Christensen

ABSENT: Commissioner Koegler

STAFF: David LaCaro, Public Works Operations Manager

PUBLIC COMMENT: Sharon Roden

A motion was made by Commissioner Neel and Seconded by Commissioner Marlow approving Resolution PC23-002 granting Resolution PC 25-002 to find that the City's conveyance and intent to sell the 417 Cool Valley Drive property conforms with the City's General Plan pursuant to Government Code Section 65402.

Roll Call Vote Passed

G. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED

1. Marriott Fairfield Inn Refile

Item to be rescheduled to date certain 3/11/25

Moved by: Chair Pro Tem Covarrubias

Seconded by: Commissioner Connally

AYES: Commissioner Covarrubias, Connally, Marlow, and Commissioner Davis, and Chairperson Christensen.

ABSENT: Commissioner Koegler

ABSTAIN: Commissioner Neel

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Connally to continue this item to date certain, to the March 11, 2025 Planning Commission meeting.

Roll Call Vote Passed

H. PUBLIC HEARINGS

1. Sky River RV Time Extension

Moved by: Commissioner Neel

Seconded by: Commissioner Davis

AYES: Commissioner Neel, Davis, Connally, Marlow, and Commissioner Covarrubias, and Chairperson Christensen.

ABSENT: Commissioner Koegler

STAFF: Piper Smith, Planning Assistant

PUBLIC COMMENT: None

A motion was made by Commissioner Neel and Seconded by Commissioner Davis to approve Resolution PC 25-003 to grant a two-year time extension request for Sky River RV Amendment (AMD 21-04/P21-0071) to Planned Development (PD 00-15) / Conditional Use Permit (CUP00-014).

Roll Call Vote Passed

2. Destino Paso Resort Refile

STAFF: Katie Banister, Associate Planner

Public Comment: Michael Stanton, Architect

ABSENT: Commissioner Koegler

Moved by: Commissioner Neel

Seconded by: Commissioner Connally

AYES: Commissioner Neel, Connally, Marlow, Davis, and Commissioner Covarrubias and Chairperson Christensen.

A motion was made by Commissioner Neel and Seconded by Commissioner Connally approving Resolution PC 25-004 (A) for Development Plan 08-002 and Conditional Use Permit 08-002 including the striking of item 10 in the conditions of approval, and any other consistency.

Roll Call Vote Passed

Moved by: Commissioner Neel

Seconded by: Commissioner Davis

AYES: Commissioner Neel, Davis, Connally, Marlow, and Commissioner Covarrubias, and Chairperson Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Davis approving Resolution PC 25-005 (B) for Oak Tree Removal Permit 16-009.

Roll Call Vote Passed

Moved by: Commissioner Neel

Seconded by: Commissioner Marlow

AYES: Commissioner Neel, Marlow, Connally, Davis, and Commissioner Covarrubias, and Chairperson Christensen.

A motion was made by Commissioner Neel and Seconded by Commissioner Marlow approving Resolution PC 25-006 (C) for Vesting Tentative Tract Map 2962.

Roll Call Vote Passed

3. **Appeal of the DRC's Conditions of Approval for the Master Sign Program for the Bottleshop**

Moved by: Chairperson Christensen

Seconded by: Chair Pro Tem Covarrubias

AYES: Chairperson Christensen, Commissioner Covarrubias, Marlow, Connally, Davis and Commissioner Neel.

ABSENT: Commissioner Koegler

STAFF: Katie Banister, Associate Planner

PUBLIC COMMENT: Paul Shannon, representing Port Robles Operations, LLC,

A motion was made by Chairperson Christensen and Seconded by Commissioner Covarrubias to modify the Development Review Committee's approval of conditions of approval for the master sign program by amending and adopting Resolution 25-007 (B), with the consideration that the changes in reference to the sign in the entry being an 'awning sign', the applicant to present the front of building sign as more as of an artistic design or some sort of dimensionality design, meeting the size requirements, with the exception of an allowance of the directory sign to be 6 square feet.

Roll Call Vote Passed

I. **DISCUSSION ITEM (2)**

1. **Sign Clean-Up Process in Street Right of Way**

STAFF: Darren Nash, City Planner

J. **CONSENT CALENDAR**

K. **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**

L. **PLANNING COMMISSIONERS' COMMENTS**

M. **STAFF COMMENTS**

N. **ADJOURNMENT**

The meeting was adjourned at 9:08pm.

Marci Reynoso, Administrative Assistant



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

March 11, 2025, 6:30 p.m.

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

Commissioners Present: Chairperson Covarrubias, Commissioner Christensen, Commissioner Neel, Commissioner Koegler, Commissioner Connally

Commissioners Absent: Chair Pro Tem Marlow, Commissioner Roden

A. CALL TO ORDER

The meeting was called to order at 6:30pm.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darcy Delgado, Piper Smith, Dante Pecchenino, Andrew Fausto, Marci Reynoso, & Ashleigh Peterson

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

F. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED

G. PUBLIC HEARINGS

1. Daou Time Extension (P22-0069 / TEX 25-01 for PD 22-09)

Moved by: Commissioner Koegler

Seconded by: Commissioner Christensen

AYES: Commissioner Koegler, Christensen, Neel, Connally and Chairperson Covarrubias

ABSENT: Commissioner Marlow and Roden

STAFF: Piper Smith, Planning Assistant

PUBLIC COMMENT: None

A motion was made by Commissioner Koegler and Seconded by Commissioner Christensen to approve Resolution PC 25-008; approving the request for a two-year time extension for Planned Development PD 22-09.

Roll Call Vote Passed

2. Refile of Entitlements for Marriott Fairfield Inn and Suites (P16-0005 / TEX 24-13).

Commissioner Neel Recuses himself from this item.

Moved by: Commissioner Christensen

Seconded by: Commissioner Koegler

AYES: Commissioner Christensen, Koegler, Connally and Chairperson Covarrubias

ABSENT: Commissioner Marlow and Roden

ABSTAIN: Commissioner Neel

STAFF: Darcy Delgado, Associate Planner & Dante Pecchenino, Development Review Engineer

PUBLIC COMMENT: Rob Miller, Wallace Group - Civil Engineer
Neil Patel

A motion was made by Commissioner Christensen and Seconded by Commissioner Koegler to approve Resolution PC 25-009, a Refile of Planned Development Amendment 15-005 and Conditional Use Permit 15-020.

Commissioner Neel re-enters the room.

Roll Call Vote Passed

H. DISCUSSION ITEMS

I. CONSENT CALENDAR

Moved by: Commissioner Connally

Seconded by: Commissioner Christensen

AYES: Commissioner Connally, Christensen, Neel, Koegler, and Chairperson Covarrubias.

ABSENT: Commissioner Marlow and Roden

Roll Call Vote Passed

1. January 27, 2025 Development Review Committee Minutes

2. February 3, 2025 Development Review Committee Minutes
3. February 10, 2025 Development Review Committee Minutes

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

Commissioner Koegler will be absent April 7&14, 2025.

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned 7:19pm.

Marci Reynoso, Administrative Assistant



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

March 25, 2025, 6:30 p.m.

Council Chamber - Library/Conference Center

1000 Spring Street

Paso Robles, CA 93446

Commissioners Present: Chairperson Covarrubias, Chair Pro Tem Marlow, Commissioner Christensen, Commissioner Koegler, Commissioner Connally, Commissioner Roden

Commissioners Absent: Commissioner Neel

A. CALL TO ORDER

The meeting was called to order at 6:30pm.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Commissioner Neel is absent.

D. STAFF INTRODUCTIONS

1. STAFF PRESENT

Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, Piper Smith, Marci Reynoso, & Ashleigh Peterson, Lesie Frazier, Andrew Fausto

E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA

F. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED

G. PUBLIC HEARINGS

H. DISCUSSION ITEMS

1. Home Occupation Public Workshop (P25-0021/ RZN 25-01)

Moved by: Commissioner Christensen

Seconded by: Commissioner Koegler

AYES: Commissioner Christensen, Koegler, Marlow, Connally, and Commissioner Roden, and Chairperson Covarrubias.

ABSENT: Commissioner Neel

STAFF: Darcy Delgado, Associate Planner

PUBLIC COMMENT:

Linda George

Jeff Carr

Maria Hernandez

A motion was made by Commissioner Christensen and Seconded by Commissioner Koegler requesting a 2nd workshop with information on current home businesses, application process and rejected home business applications.

Roll Call Vote Passed

I. CONSENT CALENDAR

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

Commissioner Koegler will be absent on April 7th and 14th. Chairperson Covarrubias will cover on April 7th.

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned at 7:51pm.

Marci Reynoso, Administrative Assistant

2025 DRC Schedule

Mondays at 3:30pm

Large Conference Room, City Hall 2nd Floor

1000 Spring Street, Paso Robles CA

| Month | Commissioners | | |
|-----------------------|----------------------|--------------------------------------|-------------|
| February 2025 | Marlow | Christensen | Covarrubias |
| March 2025 | Marlow | Christensen | Connally |
| April 2025 | Roden | Koegler will be absent April 7&14 | Connally |
| May 2025 | Neel | Roden | Koegler |
| June 2025 | Neel | Christensen | Koegler |
| July 2025 | Marlow | Connally | Covarrubias |
| August 2025 | Marlow | Koegler | Connally |
| September 2025 | Neel | Roden | Koegler |
| October 2025 | Roden | Christensen | Covarrubias |
| November 2025 | Marlow | Christensen | Covarrubias |
| December 2025 | Marlow | Koegler | Connally |
| January 2026 | Neel | Roden | Connally |
| February 2026 | Neel | Roden | Christensen |