



Planning Commission Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Olsen-South Chandler Specific Plan – Planning Area 2 - Vesting Tentative Tract Map 3227 and Planned Development 25-01 (P24-0038), which is a request to establish a 126-unit condominium map within Planning Area 2 of the Olsen-South Chandler Ranch Specific

CEQA: In compliance with the California Environmental Quality Act (CEQA), an initial study and environmental impact report (SCH 2019011065) were prepared for the project and were circulated between 10/17/2019 and 12/2/2019. Staff recommends the Planning Commission find the proposed Vesting Tentative Tract Map does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no subsequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR).

Location: Southeast corner of Sherwood Road and Fontana Road - APN: 025-382-002

Date: April 8, 2025

Facts

1. The Olsen-South Chandler Specific Plan (“SP”) was approved by the City Council on February 20, 2020, the SP document can be found [here](#). The intent of the SP is to serve as a comprehensive guide to development of the 358-acre, 1,293 residential unit specific plan, located on the southeast side of the City, adjacent to the unincorporated San Luis Obispo County land (Attachment 1, Vicinity Map).

Figure 1 – Olsen-South Chandler Specific Plan – Vicinity Map



2. As part of the approvals of the SP, Vesting Tentative Tract Map (“VTTM”) 3153 was approved, subdividing the various planning areas to accommodate the 1,293 residential units. Planning Area 2 (“PA-2”) was included in VTTM 3153, which approved 108-condominium units spread out over 4 lots.
3. Olsen Ranch 212, LLC (the “Applicant”) has submitted VTTM 3227 proposing a new tentative map for PA-2 that would accommodate a total of 126-condominium units for PA-2, which is an increase of 18 units.
4. In conjunction with the tract map, the Applicant has submitted Planned Development 25-01 (“PD 25-01”) which provides the overall site planning for the tract, architecture, colors/materials palette, and conceptual landscaping, which are found to be consistent with the development standards that were originally approved with the SP. See Exhibits C-K.2 of Draft Resolution B of Attachment 3.
5. In order to increase the density with this application, VTTM 3227 also includes the transfer of 18 units from Planning Area 10 (“Our Town” or “PA 10”). SP Policy 2.1.6. allows density transfers from one planning to another, as long as the overall unit count of 1,293 units is not exceeded for the entire specific plan area. This density transfer is reflected on the updated draft Density Allocation Table in Figure 2 below.

Figure 2 – Olsen-South Chandler Specific Plan –Updated Density Allocation Table

Olsen – South Chandler Specific Plan								
Table 2.1.B. Density Allocation Table								
Policy 2.1.5. Density Transfer Tracking Table								
Planning Area	Product	2/20/2020 Specific Plan Allocation Resolution CC20-026			4/26/2022 Density Transfer Resolution PC22-010		4/8/2025 Density Transfer Resolution PC25-xxx	
		Units	Gross AC	Gross Density	PA-10 to PA-8	New Total	PA-10 to PA-2	New Total
PA-1	Apartments	60	2.9	20.5		60		60
PA-2	Townhomes	108	12.9	8.4		108	18	126
PA-3	40x80s	48	10.5	4.6		48		48
PA-4	SFD	86	31.4	2.7		86		86
PA-5	SFD	87	24.8	3.5		87		87
PA-8*	MDR	13	1.1	11.8	13	26		26
PA-9**	MDR	119	11.8	10.1		119		119
PA-10A	Our Town SFD	121	14.5	8.3	-13	108	-18	90
PA-10B	MDR	12	2.1	5.7		12		12
PA-11	40x80s	55	13.2	4.1		55		55
PA-12	40x80s	42	8.5	5		42		42
PA-13	Motorcourts	129	16.4	7.9		129		129
PA-15	SFD	55	14.7	3.8		55		55
PA-17	SFD	53	13.6	3.9		53		53
PA-18	SFD	43	10.1	4.3		43		43
PA-19	SFD	108	45	2.4		108		108
PA-20	SFD	59	16.3	3.6		59		59
PA-23	SFD	95	29.5	3.2		95		95
Totals		1293	279.3	4.6		1293		1293

*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.
 **PA-9 School Site Overlay District.

6. The Development Review Committee (“DRC”) reviewed this project at their meeting on January 27, 2025. At the meeting, the DRC asked for additional information to be provided to the Planning Commission to help determine whether additional amenities were needed such as more open space, recreational amenities, or a tot lot, due to the increase in density for this project. The applicant has included an exhibit (See Attachment 5) showing the various amenities proposed by the SP, broken down by what is available within a 5 minute or less and 10 minute or less walk from PA-2. The applicant is not proposing any additional amenities beyond what was required by the SP.
7. Final Environmental Impact Report (“EIR”) was previously prepared for the Olsen-South Chandler Specific Plan. The proposed Vesting Tentative Tract Map does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and

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

Options

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

1. Approve the project by adopting:
 - a. Draft Resolution A (Attachment 2), approving Vesting Tentative Tract Map 3227, subject to site specific conditions of approval.
 - b. Draft Resolution B (Attachment 3), approving PD 25-01, subject to site specific conditions of approval.
 - c. Draft Resolution C (Attachment 4), approving a density transfer of 18 units from PA-10 to PA-2.
2. Approve the project with modifications by amending and adopting the draft Resolutions.
3. Refer the project back to the Development Review Committee or Staff for additional analysis.
4. Deny the project by adopting findings of denial.

Analysis and Conclusions

The project is a request to subdivide Planning Area 2 within the Olsen-South Chandler Ranch Specific Plan to establish a 126-unit condominium map. The project request represents an increase of 18 units from the 108-condominium map that was previously established via VTTM 3153 when the original specific plan was approved back in 2020. The increased density is possible as the Specific Plan allows density transfers between planning areas, which is discussed more in the following section.

Olsen-South Chandler Ranch Specific Plan Consistency

As part of the original approval of the Olsen-South Chandler Ranch Specific Plan, Planning Area 2 was planned for townhomes, representing a medium density type of development. Specific Plan Policy 2.1.6. allows density transfers from one planning area to another, as long as the overall unit count of 1,293 units is not exceeded for the entire Specific Plan area. The applicant has negotiated a transfer of 18 density units from the owners of PA-10, which will be transferred to PA-2. This transfer of units is reflected in the table below. The project meets the requirements of the Specific Plan as the overall density will remain unchanged at 1,293 units.

The project’s architecture, site planning, and landscaping are all consistent with the Specific Plan. With regard to the architecture, the townhome’s feature elements of the modern farmhouse style using variations of vertical and horizontal board and batten siding, composition shingle roof with accent standing seam metal, exposed truss tails, wood beams and outlookers, and the use of white and saturated earth tones.

Figure 3 – Street Scene Elevation



General Plan Consistency

The project is within the Residential Multifamily (“RMF”) land use designation with a Specific Plan sub land use. According to the General Plan Land Use Element, the RMF land use designation is intended to “provide the highest permissible density, located where such density can be accommodated through sensitive site and building design”, “provide housing in close proximity to schools, shopping, and other services, including public transit”, and “provide a transition zone between single-family residential neighborhoods and higher-intensity land uses”.

The proposed use is a residential townhome project which is an allowed use at this location. The project is proposing an increase in density from 8.4 units per gross acre to approximately 11.2 units per gross acre, though because the SP allows for density transfers, this increase remains consistent with the General Plan since it remains as a multifamily level project. Further, the project will assist the City in meeting its Regional Housing Needs Allocation pursuant to its adopted Housing Element, and will create contextually appropriate homes for a variety of home-buyers pursuant to the Olsen – South Chandler Ranch Specific Plan.

Key Changes from VTTM 3153 to VTTM 3227

Aside from minor changes to the map’s boundaries along the Sherwood Road right-of-way, the main change from VTTM 3153 to VTTM 3227 consists of removing a portion of interior Road HH, and reconfiguring the site planning to provide the additional 18 townhomes, as shown in Figures 4 and 5 below.

Figure 4 – VTTM 3153

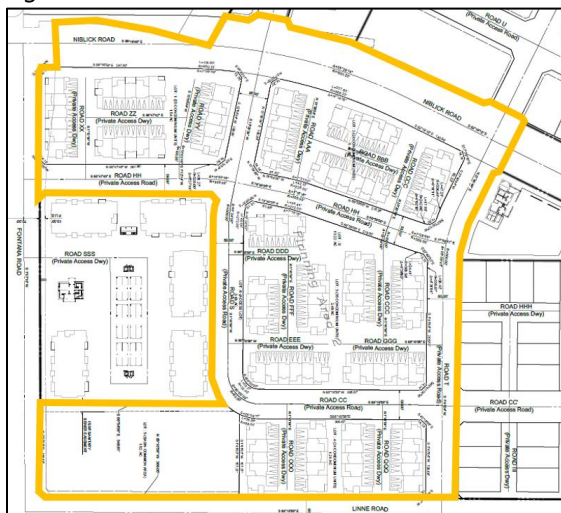
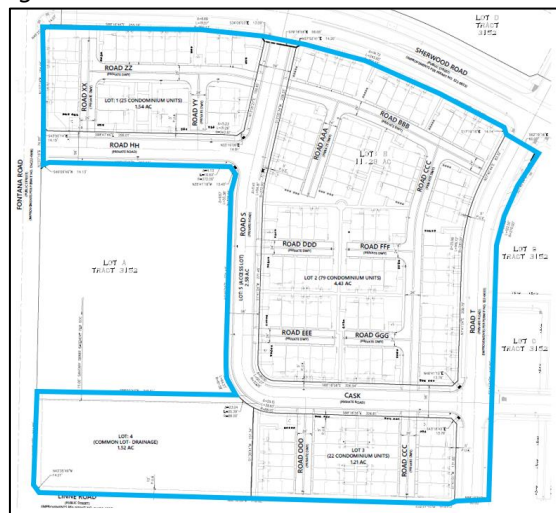


Figure 5 – VTTM 3227



One of the more substantive changes to this project as a result of the increase in density was the requirement for the project to shift from individual waste/recycling bins for each townhome to providing trash enclosures throughout the development. Additionally, parking requirements have increased and the project is now required to provide a total of 252 covered parking spaces and 26 guest parking spaces. The project meets both criteria, but was able to provide an additional 12 guest parking stalls for a total of 290 parking spaces. All of the guest parking is provided on the main streets, which is allowed under the SP when it is within 200-feet of the project site.

Development Review Committee Discussion

The project was reviewed by the Development Review Committee (DRC) on January 27, 2025. Overall, the DRC had concerns regarding whether additional amenities were needed for this project site, due to the increase in density. DRC members discussed whether more open space, recreational amenities, and if a tot lot should be included into the project site planning. DRC members asked the applicant to provide more information for the Planning Commission to see how the project area fits into the Specific Plan overall, and the Specific Plan's amenities that serve multiple planning areas. Based on this feedback, the applicant has provided an exhibit (See Attachment 5, Vinedo Circulation Plan, Multimodal Network Map) showing the various amenities within walking distance to PA-2, which includes a farmstand, poolhouse, Royal Oaks Park, and Turtle Creek Park. The applicant is not proposing any additional amenities beyond what was required by the Specific Plan.

Condominium Maintenance

The condominium map will result in the need for common areas to be maintained. As part of the project's approval, a future Special Benefit Area ("SBA") will need to be established to maintain common roofs, trash enclosures, trash collection, landscape maintenance, shared driveways, sidewalks, and other similar maintenance items. Draft Resolution A contains the condition of approval for this entity to be established prior to the map being finalized.

Street Names

The new tentative tract map will require street names to be established. Paso Robles Municipal Code Section 22.20.080 explains that the Planning Commission is the review authority to approve new street names. In accordance with the City's criteria for screening proposed street names, both the City of Paso Robles Emergency Services and GIS Departments were contacted to review the following list of names, which were accepted by both departments and are proposed for VTTM 3227:

- Mylah
- Lucy
- Rhett
- Brynn
- Brittini
- Jaden
- Summer
- Brose
- Shelly
- Sweet Shade
- Brillante
- Manzano
- Cougar

Fiscal Impact

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

CEQA

A Final Environmental Impact Report (EIR) was previously prepared for the Olsen-South Chandler Specific Plan. The proposed Vesting Tentative Tract Map does not require additional review under CEQA pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15182 (no sub-sequent or supplemental EIR is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR).

Recommendation (Option 1)

Approve Draft Resolutions A, B, and C, approving the project, subject to site specific conditions of approval.

Attachments

1. Attachment 1. Vicinity Map
2. Attachment 2. Draft Resolution A
3. Attachment 3. Draft Resolution B
4. Attachment 4. Draft Resolution C
5. Attachment 5. Vinedo Circulation Plan, Multimodal Network Map
6. Attachment 6. Mail Affidavit
7. Attachment 7. Legal Affidavit