

Attachment 4

Draft Resolution C

RESOLUTION PC 25-XXX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING A DENSITY TRANSFER OF 18 UNITS FROM PA-10 TO PA-2
AS PART OF THE OLSEN RANCH AND SOUTH CHANDLER RANCH SPECIFIC PLAN AREAS**

APPLICANT – OLSEN RANCH 212, LLC

WHEREAS, the Olsen-South Chandler Specific Plan (“Specific Plan” or “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; and

WHEREAS, as part of the approvals of the SP, Vesting Tentative Tract Map (VTTM) 3153 was approved, subdividing the various planning areas (“PA”) to accommodate the 1,293 residential units. Planning Area 2 was included in VTTM 3153, which approved 108-condominium units spread out over 4 lots; and

WHEREAS, since the approval of VTTM 3153, Olsen Ranch 212, LLC (the “Applicant”) has submitted VTTM 3227 proposing a new tentative map that would accommodate a total of 126-condominium units for PA-2; and

WHEREAS, in conjunction with VTTM 3227, the Applicant has submitted Planned Development 25-01 (“PD 25-01”), which provides the overall site planning for the tract, architecture, colors/materials palette, conceptual landscaping, which are found to be consistent with the development standards that were originally approved with the SP; and

WHEREAS, VTTM 3227 includes the transfer of 18 units from Planning Area 10 (“Our Town” or “PA 10”). SP Policy 2.1.6. which allows density transfers from one planning area to another within the Specific Plan as long as the overall unit count of 1,293 units is not exceed for the entire Specific Plan area (the “Project”); and

WHEREAS, the Planning Commission is the review authority responsible for approving density transfers within the SP; and

WHEREAS, the Development Review Committee (DRC) reviewed this Project at their meeting on January 27, 2025; and

WHEREAS, a Final Environmental Impact Report (EIR) was previously prepared for the Olsen-South Chandler Specific Plan and adopted by the City. 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, as no subsequent or supplemental EIR is required, because no

“substantial changes” to the Project or to the circumstances under which the Project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing EIR; and

WHEREAS, a duly noticed hearing was conducted on April 8, 2025 to allow the Planning Commission to consider the facts in the staff report prepared, and to accept public testimony regarding the project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

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

Section 2. Compliance with the California Environmental Quality Act. A Final Environmental Impact Report (EIR) was previously prepared and adopted per City Council Resolution 20-024 for the Olsen-South Chandler Specific Plan that analyzed the proposed Project’s environmental impacts pursuant to CEQA (SCH No. 2019011065). 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, as 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. The Planning Commission finds that this Project is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA such that no additional environmental assessment is required.

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

1. The Olsen-South Chandler Specific Plan Policy 2.1.6 allows density transfers within the planning areas of the Specific Plan, as long as the overall unit count of 1,293 units is not exceeded for the entire Specific Plan area. As the transfer of 18 units from PA-10 to PA-2 will not increase the overall 1,293 units for the Specific Plan, or cause the maximum densities of PA 2 or PA 10 to be exceeded, the density transfer is consistent with Specific Plan Policy 2.1.6.
2. The Olsen-South Chandler Specific Plan Policy 2.1.6 allows density transfers within the planning areas of the Specific Plan, as long as the maximum densities of the PAs are not exceeded. The project is within the Residential Multifamily (RMF) land use designation with a Specific Plan sub land use. The proposed use is a residential townhome project which is an allowed use at this location. The increase in density from 8.4 units per gross acre to approximately 11.2 units per gross acre, remains consistent with the General Plan land use category of Residential Multifamily (RMF). As the transfer of 18 units from PA-10 to PA-2 will not cause the maximum densities of PA 2 or PA 10 to be exceeded, the density transfer is consistent with Specific Plan Policy 2.1.6 .

Section 4: Approval. The Planning Commission does approve the transfer of 18 units from PA -10 to PA - 2 within the Olsen-South Chandler Specific Plan, subject to the following:

EXHIBIT	DESCRIPTION
A	Olsen-South Chandler Specific Plan – Table 2.1.B Density Allocation Table
B	Email Confirmation of Transfer Between Owners

PASSED AND ADOPTED THIS 8th day of April 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A - Olsen South chandler Specific Plan - Table 2.1.B Density Allocation Table

Exhibit B – Email Confirmation of Transfer Between Owners