

## LAND USE ELEMENT APPENDIX

Development Potential ..... 1

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## LAND USE ELEMENT APPENDIX

### Development Potential

**Table 1-A. Potential Development on Vacant & Other Areas Within the City**

Area	Description	Acres	Existing Land Use	Change to?	Housing Potential (Existing GP)	Request Submitted	Assumptions/Notes
C1	Chandler Ranch	806.00	Various	SP	258-1,214 units (256)	City Initiated	<p>Specific Plan is being prepared separately.</p> <p>Four alternatives are being reviewed, providing a range of buildout potential.</p> <p>The housing potential referenced in this table reflects the low and high buildout potential for the geographic area.</p> <p>The area does not include the buildout potential of Our Town, which is in Sphere of influence Area S3.</p> <p>APN 025-371-002, 004, 005, 007, 008, 014, &amp; 015                      APN 025-381-001, 005, 006, 007, 008                      APN 020-211-009, 010</p>
C2	Hanson property	11.00	RSF	RSF-4 (On the 2 level acres adjacent to S. River Road) and RSF-6 on the remainder of the site	47 units (33)	City Initiated	<p>APN: 009-815-02</p> <p>Hanson Marilyn M. Revocable Trust                      1650 S. River Road                      Paso Robles, CA 93446</p>
C3	East side of River Road, North of Niblick Road Near the river	5.50	RSF	RMF-12	50 units (20)	City Initiated	<p>APN 009-611-40</p> <p>Cary Audrey M. Living Trust                      3924 Robinwood                      Visalia, CA 93291</p>
C4	Subarea D Borkey Area Specific Plan	13.07	RSF-1	RMF-12	122 units (12)	<p>Yes</p> <p>Letter from Marie Rosenwasser, PhD                      Cuesta College</p>	<p>Along SR 46 East, with good access to major roads and Cuesta College.</p> <p>APNs: 025-391-006, 007, 008, 009, &amp; 068</p>
C5	Existing RMF-H designated site that is currently undeveloped	12.00	RMF-H (16 du/ac)	RMF-20	50	<p>Yes.</p> <p>Prior comments received from the State's Housing &amp; Comm. Development Department in 1991</p>	<p>Would increase maximum theoretical development potential for RMF-H properties from 16 to 20 du/ac.</p> <p>Would apply to 1401 Creston Road and the other parcels designated RMF-H.</p> <p>"Housing potential" is for the increased theoretical buildout of 1401 Creston Road (vacant), not the already developed parcels designated as RMF-H.</p> <p>APN 009-571-010 (1401 Creston Rd).</p>
C14	Sherwood Acres North	12.50	RSF	RMF-8	75 units (38)	City Initiated	<p>Redesignate the area located easterly of Creston Road.</p> <p>This area is bounded by Santa Ysabel on the south, San Rafael on the east, Santa Fe on the north, and San Augustin on the west.</p>

**Table 1-A. Potential Development on Vacant & Other Areas Within the City**

Area	Description	Acres	Existing Land Use	Change to?	Housing Potential (Existing GP)	Request Submitted	Assumptions/Notes
							This redesignation is in recognition that some at point in the future, considering the age of the existing homes, it may become economically viable to transition into higher densities.  APNs 009-328-001 to 020 and APNs 009-329-001 to 020
C15	North Coast Engineering Request (For Steve Sylvester)	1.6	RSF-1	RSF-2	2(1)	Yes  R Lawrence Werner North Coast Engineering requested RSF-3 designation. Ad Hoc Committee recommended RSF-2.	Request for higher density to allow subdivision of 1.6-acre parcel near Union Road  APN 025-011-024 (1640 Kleck Road)
C17	Pankey property	5.00	OP	RMF-20	100	Letter from Woody Woodruff, Richard Woodland, and Phil Kispersky  APNs 009-641-004 to 011	Change the existing Office Professional designated properties at the northwest corner of Creston & Rolling Hills Road to allow the opportunity for housing.  These properties front onto Creston Road between Rolling Hills Road on the east and Orchard Road on the west.  This would provide multifamily housing in a location close to shopping, schools and public transit.
C19	North of Meadowlark (Harrod Request)	9.50	RSF-2	RSF-3	21 (14)	Letter from Mike Harrod.  APN 009-750-001	Demonstration of site suitability required

**Table 1-B. Other Regulatory Actions Within the City That Could Increase the Potential Development**

Area	Description	Acres	Existing Land Use	Change To?	Housing Potential (Existing GP)	Request Submitted	Assumptions/Notes
C6	Mixed Use Overlay	CC: 69.3 CS: 28.9	CC & CS, RMF-M	Mixed Use Overlay	319	Yes  Letters From San Luis Obispo's Housing Authority; Peoples' Self-Help Housing Corp; and HomeBuilders Association  Letter from Jim & Terry Saunders	Would apply to property in the area bounded by 24 <sup>th</sup> Street on the north, Highway 101 on the east, 1 <sup>st</sup> Street on the south, and the alley west of Spring Street on the west. This includes about 69.3 acres of CC and 28.9 acres of CS. This includes the properties south of 4 <sup>th</sup> Street, which had previously been considered separately, plus the southeast quadrant of Niblick and South River Road.  Housing potential assumes 20% of the Overlay area would be used for residential, at 75% of the potential maximum density of 20 du/ac. This could include a combination of development on vacant land and 2 <sup>nd</sup> story units over existing commercial or office development.
C7	Create Salinas River (SR) Overlay	749	Various	Create SR Overlay	N/A	This Overlay would be applied to properties along the Salinas River., in the river corridor	Standards would be developed to address conservation, access and recreation.

**Table 1-B. Other Regulatory Actions Within the City That Could Increase the Potential Development**

Area	Description	Acres	Existing Land Use	Change To?	Housing Potential (Existing GP)	Request Submitted	Assumptions/Notes
C8	Second Units	Citywide	RSF-1,2,3,4	Allow Second Units in RSF 1,2,3,4	200	City Initiated  Second Units are allowed as a matter of right per State law;  The City is in the process of creating an ordinance with specific development and design standards for these units	Buildout would apply to about 6,100 RSF designated parcels.
C9	Purple Belt Policy	Citywide	Various	N/A	N/A	Yes  Letter from Paso Robles Trails Association  Letter from Editha Spencer	The General Plan would contain policy language addressing the "purple belt" concept and program, intended to be act as a hard urban edge.  The General Plan would establish a policy to study and determine the boundaries of a purple belt and a process through which the City could purchase development rights in the purple belt area.
C10	Change RSF to RSF-4	Citywide	RSF	RSF-4	No change	City Initiated	This change would not affect the buildout development potential.  It would make the RSF designation consistent with the terms used for RSF-1, RSF-2, and RSF-3.
C11	Create RSF-6 Designation	Citywide	none	RSF-6	0	City Initiated	Create RSF-6 designation  This designation would accommodate single-family residences up to 6 units per acre; e.g. 4,000 sq. ft. lots similar to Sierra Bonita, Serenade and Creston Courtyard.
C12	Senior Housing Overlay	139	RMF-M CS, CC, and RMF-M	Senior Housing Overlay	80	Yes  Letter from McCarthy & Associates	This Overlay would provide for senior housing subject to conformance with specific design and construction standards  Senior Housing Overlay to be applied to the area south of Hwy 101, west of the Railroad, north of 24 <sup>th</sup> Street, and east of Oak Street.
C13	Employee Housing	Citywide	Varies	N/A-	45	Yes  See Letters #4, #5, & #6 From San Luis Obispo's Housing Authority; Peoples' Self-Help; and The HomeBuilders Assn	This would allow the opportunity for employers to provide workforce housing onsite.  To date, the City has a commitment from two separate employers to provide a total of 45 such units.
C16	Add Mixed Use overlay to parcel designated RC/NC	7.23	RC/NC	Create Overlay District	110 (0)	City Initiated	Adds Mixed Use overlay designation to 7.23-acre parcel at the southeastern corner of Niblick and River roads.
C18	Historical and Architectural Preservation (HP) Overlay District	Westside	Varies	Create Overlay District	N/A-	Yes  Letter from Editha Spencer  Letter from Grace Pucci	Establishes Historic Preservation Overlay District generally bounded by Olive & Chestnut Streets on the west, Vine & Oak Streets on the east, 8 <sup>th</sup> Street on the south, and 21 <sup>st</sup> Street on the north.  Would not affect existing and potential housing stock.  This District is found in Chapter 21.15 of the Municipal Code and is intended to encourage the preservation, restoration, & renovation of buildings and/or neighborhoods of architectural significance or interest.

**Table 1-C. Potential Development Areas Within the Existing Sphere of Influence**

Area	Description	Acres	New Land Use Designation	Housing Potential	Assumptions/Notes
S1	Beechwood Area	135.40	Specific Plan Average Density of RSF-4	402*	Would be part of a Specific Plan that would also include properties in Expansion Areas E1 and E2. APNs 020-301-002, 003, 005, 006, 018, 036, 037, 038, 050, & 051
S2	Off Linne Road	100.87	Specific Plan Average Density of RSF-4, with 95 units at RMF-20	95 in RSF-4 and 95 in RMF-20	Would be part of a Specific Plan that would also include properties in Expansion Area E3
S3	Our Town	30.00	RMF-9 (15 acres) RSF-6 (15 acres)	139 in RMF-9 and 90 in RSF-6	Actually includes Our Town (15 acres) and another 15 acres adjoining Linne Road. Would be included in the Chandler Ranch Area Specific Plan. Assessor Book 020, Pages 32 & 33 APNs 020-211-009, 010, & Portion 008

\* Additional 200 units would be distributed throughout areas S1, E1, E2, and portion of S2 with RSF-20 land use designation. Configuration and distribution of multifamily units to be determined through Specific Plan process.

**Table 1-D. Potential Development Areas Outside the Existing Sphere of Influence (Expansion Areas)**

Area	Description	Acres	Land Use Designation	Housing Potential	Assumptions/Notes
E1	Within Area D	38.30	Specific Plan (at average density of RSF-4)	115*	Part of Specific Plan that includes areas S1 and E2. APN 020-301-52.
E2	Within Area D	62.00	Specific Plan (at average density of RSF-3)	86*	Part of Specific Plan that includes areas S1 and E1. Reduce buildout potential after discounting the PG&E right of way of 23.78 acres. Remaining area is 38.22 acres. APN 020-301-053 & -022 (PG&E)
E3	Within Area D	140.20	RSF-3	275	Reduce buildout potential after discounting the PG&E right of way of 18.0 acres. Remaining area is 122.2 acres. APN 020-261-018 & 024.
E4**	Expand Planning Impact Area A	3,900	AG	0	Area E4 applies to 3,900 acres of land adjacent to Planning Area A, northwest of the City limits. This area would provisionally be designated as Agriculture. The General Plan would not proposed or envision annexation of this area.

\* Additional 200 units would be distributed throughout areas S1, E1, E2, and portion of S2 with RSF-20 land use designation. Configuration and distribution of multifamily units to be determined through Specific Plan process.