

## HOUSING ELEMENT APPENDICES

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



August 22, 2014

Mr. Ed Gallagher, Director  
Community Development Department  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. Gallagher:

**RE: Review of the City of Paso Robles's 5<sup>th</sup> Cycle (2014-2019) Draft Housing Element**

Thank you for submitting the City of El Paso de Robles' draft housing element update which was received for review on July 18, 2014, along with additional revisions received on August 21 and 22, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications and a telephone conversation on August 4, 2014 with you and Darren Nash, Associate Planner.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance.

The draft element with revisions meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when the draft and revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of you and Mr. Nash, in preparation of the housing element and looks forward to receiving El Paso de Robles' adopted element. If you have any questions or need additional technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall".

Paul McDougall  
Housing Policy Manager

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
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www.hcd.ca.gov



October 28, 2014

Mr. Jim App  
City Manager  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. App:

**RE: Paso Robles' 5<sup>th</sup> Cycle (2014-2019) Adopted Housing Element**

Thank you for submitting Paso Robles' housing element adopted October 7, 2014 which was received for review on October 21, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The Department's review found the adopted housing element to be substantially the same as the revised draft housing element the Department's August 22, 2014 review determined met statutory requirements.

Please note, the City of Paso Robles now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Specific information about these and other funding programs is available on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hcompl011708.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf)

The Department appreciates the hard work and dedication of Mr. Ed Gallagher, Community Development Director, in preparation of the housing element. The Department wishes the City of Paso Robles success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the element, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,

Glen A. Campora  
Assistant Deputy Director



**Appendix B-1**  
**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

May 14, 2014

To: Distribution List

The City of Paso Robles is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The City's goal is to submit a draft Housing Element to the State Department of Housing and Community Development in mid-July. To meet this goal, we plan to distribute a public review draft of the updated element on June 9 and conduct a public workshop on the draft element before a joint meeting of the Planning Commission and City Council on Tuesday, July 8, 2014.

We will provide you and/or your organization with a copy of the public review draft element for your review and comment. However, you may wish to review the existing 2011 Housing Element and the City's 2014 General Plan Annual Report, which contains a status report on progress made in implementing the 2011 Housing Element. A copy of the 2011 Housing Element is available on the City's web site at the following address:

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

A copy of the City's 2014 General Plan Annual Report is available on the City's web site at the following address:

[http://www.prcity.com/government/citycouncil/agenda-items/2014/03\\_March/2014\\_03-04\\_cc\\_itm\\_08.pdf](http://www.prcity.com/government/citycouncil/agenda-items/2014/03_March/2014_03-04_cc_itm_08.pdf)

When we distribute the public review draft in early June, we will provide more information about submitting comments and attending the public workshop.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com).

Sincerely,

Ed Gallagher, Community Development Director

**Distribution List:**

California Rural Legal Assistance  
Economic Opportunity Commission of San Luis Obispo County  
El Camino Homeless Organization  
Habitat for Humanity  
Heritage Oaks Bank  
Home Builders Association of the Central Coast  
Homeless Services Oversight Council  
Housing Authority of the City of Paso Robles  
Housing Authority of the City of San Luis Obispo

Paso Robles Nonprofit Housing Corp.  
Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund  
San Luis Obispo County Planning Department  
Supportive Housing Consortium  
Transitional Food and Shelter  
Transitions Mental Health  
Dick Willhoit  
Workforce Housing Coalition

## Appendix B-1

California Rural Legal Assistance  
ATTN: Michael Blank  
1011 Pacific Street, #A  
San Luis Obispo, CA 93401

Community Action Partnership of San Luis Obispo County  
ATTN: Elizabeth Steinberg, Executive Director  
1030 Southwood Drive  
San Luis Obispo, CA 93401

El Camino Homeless Organization  
ATTN: Bill Watt, Executive Director  
P.O. Box 2077  
Atascadero, CA 93423

Heritage Oaks Bank  
ATTN: Simon Lagomarsino, President and CEO  
P.O. Box 7012  
Paso Robles, CA 93447-7012

Home Builders Association of the Central Coast  
ATTN: Mike Whiteford, Government Affairs Director  
P.O. Box 748  
San Luis Obispo, CA 93406-0748

Housing Authority of the City of Paso Robles  
ATTN: David Cooke, Executive Director  
P.O. Box 817  
Paso Robles, CA 93447-0817

Housing Authority of the City of San Luis Obispo  
ATTN: Scott Smith, Executive Director  
P.O. Box 1289  
San Luis Obispo, CA 93406-1289

Paso Robles Association of Realtors  
ATTN: Chuck Hill, President  
1101 Riverside Avenue, Suite A  
Paso Robles, CA 93446

Paso Robles Nonprofit Housing Corp.  
ATTN: David Cooke, Manager  
P.O. Box 817  
Paso Robles, CA 93447-0817

Peoples Self-Help Housing Corp.  
ATTN: John Fowler, Executive Director  
3533 Empleo Street  
San Luis Obispo, CA 93401

## Appendix B-1

San Luis Obispo County Housing Trust Fund  
ATTN: Gerald Rioux, Executive Director  
71 Zaca Lane, Suite 130  
San Luis Obispo, CA 93401

San Luis Obispo County Planning Department  
ATTN: James Bergman, Planning Director  
County Government Center  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Supportive Housing Consortium  
c/o Rick Gulino  
Peoples Self-Help Housing Corp.  
3533 Empleo Street  
San Luis Obispo, CA 93401

Transitional Food and Shelter  
ATTN: Pearl Munak, President  
3770 North River Road  
Paso Robles, CA 93446

Transitions – Mental Health Association  
ATTN: Jill Bolster-White, Executive Director  
P. O. Box 15408  
San Luis Obispo CA 93406

Dick Willhoit  
Estrella Associates  
2727 Buena Vista Drive  
Paso Robles, CA 93446

Workforce Housing Coalition  
ATTN: Dana Lilley, Chair  
County Government Center  
San Luis Obispo, CA 93408

Homeless Services Oversight Council  
ATTN: Laurel Weir, Coordinator  
San Luis Obispo County Department of Social Services  
3433 S. Higuera Street  
San Luis Obispo, CA 93401

Habitat for Humanity for SLO County  
ATTN: Julia Ogden, Executive Director  
P.O. Box 613  
San Luis Obispo, CA 93406

## Appendix B-1

### Ed Gallagher

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**From:** Ed Gallagher  
**Sent:** Wednesday, May 14, 2014 2:12 PM  
**To:** Bill Watt; Dave Cooke; dick@estrellaassociates.com; dlilley@co.slo.ca.us; Habitat for Humanity; Jerry Rioux; Jim Bergman; John Fowler (johnf@pshhc.org); Julia Ogden (ceo@hfhsloco.org); Ken Litzinger; Ken Triguero (kenneth@pshhc.org); LAFCO (dchurch@slolafco.com); Laurel Weir (lweir@co.slo.ca.us); Michael Blank; Mike Whiteford; Pearl Munak (president@nowheretogo.com); PR Association of Realtors; Rick Gulino; Ron DeCarli; Scott Smith; sdevenenzi@slocog.org; Simone Lagomarsino; Transitional Food and Shelter (pearltrans@aol.com); Transitions Mental Health (info@t-mha.org)  
**Cc:** Darren Nash; Susan DeCarli; Kristy Buxkemper; Jim App  
**Subject:** Housing Element Update

To: Distribution List (below):

The City of Paso Robles is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The City's goal is to submit a draft Housing Element to the State Department of Housing and Community Development in mid-July. To meet this goal, we plan to distribute a public review draft of the updated element on June 9 and conduct a public workshop on the draft element before a joint meeting of the Planning Commission and City Council on Tuesday, July 8, 2014.

We will provide you and/or your organization with a copy of the public review draft element for your review and comment. However, you may wish to review the existing 2011 Housing Element and the City's 2014 General Plan Annual Report, which contains a status report on progress made in implementing the 2011 Housing Element. A copy of the 2011 Housing Element is available on the City's web site at the following address:

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

A copy of the City's 2014 General Plan Annual Report is available on the City's web site at the following address:

[http://www.prcity.com/government/citycouncil/agenda-items/2014/03\\_March/2014\\_03-04\\_cc\\_itm\\_08.pdf](http://www.prcity.com/government/citycouncil/agenda-items/2014/03_March/2014_03-04_cc_itm_08.pdf)

When we distribute the public review draft in early June, we will provide more information about submitting comments and attending the public workshop.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com).

A "hard copy" of this letter will be mailed to you via US Mail. Thank you for your participation!

Sincerely,



## Appendix B-1

Ed Gallagher, Community Development Director

### Distribution List:

California Rural Legal Assistance	Paso Robles Nonprofit Housing Corp.
Economic Opportunity Commission of San Luis Obispo County	Peoples Self-Help Housing Corp.
El Camino Homeless Organization	San Luis Obispo County Housing Trust Fund
Habitat for Humanity	San Luis Obispo County Planning Department
Heritage Oaks Bank	Supportive Housing Consortium
Home Builders Association of the Central Coast	Transitional Food and Shelter
Homeless Services Oversight Council	Transitions Mental Health
Housing Authority of the City of Paso Robles	Dick Willhoit
Housing Authority of the City of San Luis Obispo	Workforce Housing Coalition

*Ed Gallagher*  
*Community Development Director*  
*City of Paso Robles*  
*(805) 237-3970*  
[ed@prcity.com](mailto:ed@prcity.com)



Appendix B-2  
**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

June 6, 2014

To: Distribution List

On May 14, 2014, the City of Paso Robles sent you a letter informing you that the City is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The Draft Housing Element Update 2014 is now available for review and comment. You may download pdf files of a "clean copy" and a "redline" copy at the internet address indicated below. Alternatively, you may purchase a printed clean copy from The Blueprinter, 345 Spring Street, Paso Robles, CA 93446 (805) 227-0860 for about \$15.00.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

On Tuesday, July 8, 2014, the Planning Commission and City Council will hold a joint public workshop to accept comments on the Draft Housing Element Update 2014. This workshop will be conducted at 7:30 pm in the City Council Chambers on the first floor at Paso Robles City Hall/Library, 1000 Spring Street, Paso Robles. You are invited to attend this workshop and be heard on this matter. You may also submit written comments on the draft element either via U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or via email to [planning@prcity.com](mailto:planning@prcity.com). Please ensure that any written comments are received by the City prior to the start of the workshop.

Following the workshop, the Draft Housing Element Update 2014 may be revised per any direction the City Council gives in consideration of comments made. The (revised) draft element will be submitted to the State Department of Housing and Community Development (HCD) for its review for conformance with State Housing Element Law (Government Code Sections 65580 et seq.). State Law provides that HCD may take up to 60 days to complete its review and comment.

Following receipt of HCD's written comments, the draft updated Housing Element will be scheduled for public hearings before the Planning Commission and City Council. It is anticipated that such hearing may take place as early as September and October 2014.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com).

Sincerely,

Ed Gallagher, Community Development Director

Distribution List:

California Rural Legal Assistance  
Camp Roberts  
Economic Opportunity Commission of San Luis Obispo County  
El Camino Homeless Organization  
Habitat for Humanity  
Heritage Oaks Bank  
Home Builders Association of the Central Coast  
Homeless Services Oversight Council  
Housing Authority of the City of Paso Robles  
Housing Authority of the City of San Luis Obispo  
Jeanette Duncan

Kathy Barnett  
Paso Robles Nonprofit Housing Corp.  
Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund  
San Luis Obispo County Planning Department  
Supportive Housing Consortium  
Transitional Food and Shelter  
Transitions Mental Health  
Dick Willhoit  
Workforce Housing Coalition

## Appendix B-2

California Rural Legal Assistance  
ATTN: Michael Blank  
1011 Pacific Street, #A  
San Luis Obispo, CA 93401

Community Action Partnership of San Luis Obispo County  
ATTN: Elizabeth Steinberg, Executive Director  
1030 Southwood Drive  
San Luis Obispo, CA 93401

El Camino Homeless Organization  
ATTN: Bill Watt, Executive Director  
P.O. Box 2077  
Atascadero, CA 93423

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1222 Vine Street  
Paso Robles, CA 93446

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ATTN: Mike Whiteford, Government Affairs Director  
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San Luis Obispo, CA 93406-0748

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Paso Robles, CA 93447-0817

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Paso Robles, CA 93446

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P.O. Box 817  
Paso Robles, CA 93447-0817

Peoples Self-Help Housing Corp.  
ATTN: John Fowler, Executive Director  
3533 Empleo Street  
San Luis Obispo, CA 93401

San Luis Obispo County Housing Trust Fund  
ATTN: Gerald Rioux, Executive Director  
71 Zaca Lane, Suite 130  
San Luis Obispo, CA 93401

## Appendix B-2

San Luis Obispo County Planning Department  
ATTN: James Bergman, Planning Director  
County Government Center  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Supportive Housing Consortium  
c/o Rick Gulino  
Peoples Self-Help Housing Corp.  
3533 Empleo Street  
San Luis Obispo, CA 93401

Transitional Food and Shelter  
ATTN: Pearl Munak, President  
3770 North River Road  
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ATTN: Jill Bolster-White, Executive Director  
P. O. Box 15408  
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Estrella Associates  
2727 Buena Vista Drive  
Paso Robles, CA 93446

Workforce Housing Coalition  
ATTN: Dana Lilley, Chair  
County Government Center  
San Luis Obispo, CA 93408

Homeless Services Oversight Council  
ATTN: Laurel Weir, Coordinator  
San Luis Obispo County Department of Social Services  
3433 S. Higuera Street  
San Luis Obispo, CA 93401

Habitat for Humanity for SLO County  
ATTN: Julia Ogden, Executive Director  
P.O. Box 613  
San Luis Obispo, CA 93406

Jeanette Duncan  
256 Puffin Way  
Templeton, CA 93465

Kathy Barnett  
383 Quarterhorse Lane  
Paso Robles, CA 93446

CH  
ION, INC.

notify San Luis Obispo  
temporary impending  
between Highway 46 East  
full freeway closures will  
23rd through June 26th  
final paving operations.  
exit at the 24th street off  
on-ramp. Detours will be  
reduce the impact to pub-  
roadway improvements  
er.

Lefts  
5-01A

people streamed into Atascadero's new  
Eileen O Grady, who  
headed the fundraising steer- really in an uphill battle, but  
Libraries in America are have two words to say — well  
done.”

### Appendix B-3



## CITY OF PASO ROBLES PRESS RELEASE

Housing Element Update 2014

- Public Review Draft Available
- Public Workshop

For Immediate Release: June 9, 2014

**Paso Robles.** The City of Paso Robles is updating the Housing Element of its General Plan. The Housing Element provides both an analysis of the City's housing needs for all income groups, and a set of policies and actions the City will undertake to meet identified needs. State Law (Government Code Section 65588(e)) requires that the City's Housing Element be updated in 2014. The Draft Housing Element Update 2014 is now available for review and comment. You may download pdf files of a "clean copy" and a "redline" copy at the internet address indicated below.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

Alternatively, copies of the draft Housing Element are available in the City Library and at the Community Development Department at City Hall. The Library and City Hall are located at 1000 Spring Street, Paso Robles. Printed copies may also be purchased for the cost of about \$15.00 at City Hall.

On Tuesday, July 8, 2014, the Planning Commission and City Council will hold a joint public workshop to accept comments on the Draft Housing Element Update 2014. This workshop will be conducted at 7:30 pm in the City Council Chambers on the first floor at Paso Robles City Hall/Library, 1000 Spring Street, Paso Robles. You are invited to attend this workshop and be heard on this matter. You may also submit written comments on the draft element either via U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or via email to [planning@prcity.com](mailto:planning@prcity.com). Please ensure that any written comments are received by the City prior to the start of the workshop.

Following the workshop, the Draft Housing Element Update 2014 may be revised per any direction the City Council gives in consideration of comments made. The (revised) draft element will be submitted to the State Department of Housing and Community Development (HCD) for its review for conformance with State Housing Element Law (Government Code Sections 65580 et seq.). State Law provides that HCD may take up to 60 days to complete its review and comment.

Following receipt of HCD's written comments, the draft updated Housing Element will be scheduled for public hearings before the Planning Commission and City Council. It is anticipated that such hearing may take place as early as September and October 2014.

If you have any questions about the Housing Element update process, please contact Ed Gallagher, Community Development Director at (805) 237-3970 or via email at [ed@prcity.com](mailto:ed@prcity.com).

Paso Robles Press, June 13, 2014

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION  
PROJECT NOTICING

Newspaper: The Tribune

Date of Publication: 06/20/2014

Meeting Date: 07/08/2014  
City Council and  
Planning Commission

Project: Public Workshop on the  
Draft Update of the  
Housing Element  
of the General Plan



**CITY OF PASO ROBLES  
NOTICE OF PUBLIC WORKSHOP**

**2014 UPDATE OF THE HOUSING ELEMENT  
OF THE GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** that the City Council and Planning Commission of the City of El Paso de Robles will hold a Public Workshop on Tuesday, July 8, 2014, to accept comments on the Draft Update of the Housing Element of the General Plan. The public workshop will be held at 7:30 p.m. in the City Council Chambers at Paso de Robles Library/City Hall, 1000 Spring Street, Paso Robles, California.

All interested persons may attend this public workshop and be heard on this matter.

The Housing Element of the General Plan provides both an analysis of the City's housing needs for all income groups, and a set of policies and actions the City will undertake to meet identified needs.

Copies of the draft updated Housing Element Update are available on the City's website at the link below. Copies are also available for review in the City Library and at the Community Development Department at City Hall. The Library and City Hall are located at 1000 Spring Street, Paso Robles. Printed copies may also be purchased for the cost of about \$15.00 at City Hall.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

The public is invited to review the draft updated Housing Element and provide comments for the consideration of the City Council and Planning Commission. Comments may be submitted in writing, either by email to **planning@prcity.com** or by U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that written comments are received prior to the date and time of the workshop.

*/s/Ed Gallagher, Community Development Director*  
June 20, 2014

7052580

I, Kristen L. Buxkemper, employee of the Community Development Department, Engineering Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: *Kristen L. Buxkemper*  
Kristen L. Buxkemper



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**CITY COUNCIL AGENDA**  
**PLANNING COMMISSION MINUTES**

**ADJOURNED REGULAR JOINT MEETINGS:**  
**Public Workshop on the Draft Housing Element**

**July 8, 2014**  
**7:30 P.M.**

**MEETING LOCATION:**

PASO ROBLES CITY HALL/LIBRARY CONFERENCE CENTER  
1000 SPRING STREET / PASO ROBLES, CALIFORNIA 93446

\*\*\*\*\*

**A. Call to Order**

**B. Pledge of Allegiance**

**C. Roll Call** - Councilmembers Ed Steinbeck, Steve Martin, Fred Strong,  
and Mayor Duane Picanco

**Absent** - Councilman Hamon

**D. Roll Call** – Planning Commissioners Steve Gregory, Darrell Cooper,  
John Donaldson, Al Garcia, and Vince Vanderlip

**Absent** - Commissioner’s Doug Barth and Bob Rollins

**E. Staff Introductions**

**F. Public Comments Regarding Matters not on the Agenda**

This is the time the public may address the Council on items other than those scheduled on the agenda.

1. Re: Cardroom Rezone (Council Action of July 1 to deny)
  - Amy Ezzell
  - Corban Holland
  - Kathy Barnett
  - Larry Gabriel
  - William Holmes
  - Mike Bazam (? not sure of last name)

Darcy Remo  
Rob Ezzell  
Janet Soboda  
Rob Ezzell submitted a letter for the record (copy attached).

2. July 4 Celebration:  
Dale Gustin  
Steve Gregory

**G. Staff Briefing**

**H. Agenda Items Proposed to be Tabled or Re-Scheduled**

**I. Presentations - None**

**DISCUSSION –**

**1. Draft Housing Element of the General Plan**

This discussion is a Joint Meeting of the Planning Commission and the City Council to consider the Public Review Draft of an updated Housing Element of the General Plan including the City's goals, policies and action items relevant to providing housing to its residents. Public Testimony will be accepted and staff will be provided with direction on how to proceed.

Mayor Picanco opened the public discussion. Speaking from the public were:

- Dale Gustin
- Lynne Gamble
- Wayne Montgomery
- Sheila Healy
- Jeff Corrier
- Kathy Barnett
- Jay Huebner

There were no other comments, either written or oral, and the public discussion was closed.

**Council and Commission Consensus on Revising Draft Housing Element:**

Change Action 10 to assign 100 units at 20 units per acre and 50 units at 8 units per acre to Beechwood Area and to assign 50 units at 20 units per acre to the Olsen Ranch.

Make several technical/typographical changes as necessary to respond to Commissioner Vanderlip's suggestions.

**COUNCIL ADJOURNMENT**

A motion was made by Councilman Strong and seconded by Councilman Martin to adjourn to the following:

*City Council will adjourn* to the supplemental Tax Oversight Committee Meeting at 6:30 pm on Wednesday, July 9, 2014 in the EOC, 900 Park Street (Public Safety Center Conference Room);

*Subsequent adjournment of the City Council* to the Riverside Bike Lanes Community Workshop at 7:00 pm on Thursday, July 10, 2014 in the Paso Robles Library/City Hall Conference Room, 1000 Spring Street, Paso Robles;

*Subsequent adjournment of the City Council* to the 46 East Dual lefts, 17<sup>th</sup> Street On/Off Ramp, 13<sup>th</sup> Street Bridge Project Ribbon Cutting at 10:00 am on Monday, July 14, 2014. Meet on the west side of Riverside at 17<sup>th</sup> Street dead end across from the new ramp;

*Subsequent adjournment of the City Council* to the Regular Meeting of Tuesday, July 15, 2014 at 7:30 pm at the Paso Robles City Hall, 1000 Spring Street, Paso Robles.

Motion passed by the following roll call vote:

AYES: Steinbeck, Martin, Strong, Picanco  
NOES:  
ABSTAIN:  
ABSENT: Hamon

**Scheduled Break**

\*\*\*\*\*

**CONVENE REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

**PUBLIC HEARINGS**

**2. Planned Development PD 14-001 (Promenade) and Parcel Map PR-XXX**

For the Planning Commission to consider an application filed by Brett Van Steenwyck and Debbie Lorenz to develop a two-phased project with the following components on the southeast corner of 10<sup>th</sup> and Pine Streets:

*Phase One:* 100 - 121 room hotel, 3,600 sq. ft. of meeting rooms, 11,500 sq.ft public market (retail commercial space), 5,800 sq.ft. restaurant and surface and subterranean parking lots;

*Phase Two:* 400-500 seat Performing Arts Center, 5 level 240 space parking structure, and 5,400 sq. ft. office built into the parking structure (these would replace the surface parking lot).

The application also includes a request to approve a tentative parcel map to subdivide the site into two parcels.

***Action:***

A motion was made by Commissioner Donaldson and seconded by Commissioner Garcia, passed 5-0-2 (Barth and Rollins absent) to open the public hearing and continue it to August 12, 2014.

**OTHER SCHEDULED MATTERS – NONE**

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**WRITTEN CORRESPONDENCE – NONE**

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**CONSENT CALENDAR**

**3. Development Review Committee Minutes (for approval)**

- a. June 2, 2014
- b. June 9, 2014

**4. Planning Commission Minutes (for approval)**

- a. June 10, 2014

***Action:***

A motion was made by Commissioner Garcia and seconded by Commissioner Vanderlip, passed 5-0-2 (Barth and Rollins absent) to approve the minutes of the DRC and Planning Commission meetings.

**OTHER REPORTS**

**5. Other Committee Reports:**

- a. Parks & Recreation Advisory Committee: no report
- b. Main Street Program: no report
- c. Airport Advisory Committee: Commissioner Barth

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**6. Review of City Council Meetings:**

- a. June 17, 2014: Commissioner Cooper
- b. July 1, 2014: Commissioner Vanderlip

**PLANNING COMMISSIONERS' COMMENTS**

- Several commissioners congratulated Commissioner Garcia for his work on organizing the July 4 Event.

**STAFF COMMENTS – None**

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 Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at <http://www.prcity.com/government/planningcommission/agendas.asp>.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

**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.

A motion was made by Commissioner Vanderlip and seconded by Commissioner Garcia, passed 5-0-2 (Barth and Rollins absent) to adjourn to the following:

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, July 14, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the City Council Meeting of Tuesday, July 15, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast of Friday, July 18, 2014 at 7:00 am at Touch of Paso, 1414 Pine Street, Paso Robles;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, July 21, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, July 22, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.

***THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING.***

Rec'd 7/8/14  
@ PC/CC Meeting

Dear Council Members and Honorable Mayor Picanco,

I am writing this letter on behalf of Paso Robles Casino, its employees, my family and our patrons. I feel that it is important to illustrate to you, what our business is, how we operate and what we are striving for.

We currently operate Paso Robles Casino in approximately 1000 square feet in a building that still looks like a Pizza Hut. My wife, my brother, our employees and I have done everything we can to make this space inviting and comfortable for our patrons and guests but it is a small space with very limited potential and we believe we have gone as far as we can with this space.

My wife, my brother and I have conducted extensive research over the past two years looking at and networking with other Card Room operations around the state and researching building options within Paso Robles. We believed that we had found the right building to house our vision of our business, that is, the building currently owned by Gordon and Sheryl Knight, Knights Carpets and Interiors.

We want to emphasize we are not looking to simply relocate the card room. We are looking at having a state of the art facility that will include our current card games as well as a dining area, sports bar and kitchen facilities. We want a business that encompasses our vision and meets the needs of our clientele and supports the community.

Our current clientele includes grandmothers, their children and grandchildren, school teachers, business owners, engineers, attorneys, dentists, doctors, police officers, firemen, bank executives, military personnel and retirees. We are a social business. People come to our business to sit and play cards but also to socialize, to talk about politics and life, to talk about that time they lost a huge hand or won a big pot. We are a friendly and responsible business. We don't allow swearing or curse words and have a sign posted to that effect in the card room. This helps us maintain a pleasant and comfortable environment for everyone. Our business attracts people from all walks of life.

We support our community. We host fundraising tournaments for local and national groups such as PokerGives.org, Supplies for Soldiers. We donate to local organizations such as the Paso Robles Youth Council, the Paso Robles Veterans Center and 4H.

As you are aware, a card room can be a seedy dumpy sort of place as it is in some towns if not operated properly and I want to assure you that is not what we are about or how we operate our business. We are a highly regulated industry. We have been fully vetted by the Paso Robles Police Department, the Bureau of Alcohol, Tobacco and Firearms, the California State Department of Justice, and the California Gambling Control Commission. We are inspected regularly, without prior notice and will continue to be inspected regularly by all of the aforementioned regulators and enforcement agencies.

It seems in the previous meeting on our request for a zoning change in any (M) manufacturing zone in the city to add card rooms, things became heated and went somewhat off point. We are looking to rectify that by putting everyone's minds at ease and pointing out that we are not the bad guys. When a lawyer is forced to write a letter on behalf of a client to protect their interest and rights, language may

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be used that could easily be misconstrued or misinterpreted in any number of ways. I want to reassure you that we are not looking to intimidate, threaten or pick a fight with anyone!

We have made a very significant investment so that our business will be a great asset to the community. We are fully aware that some people may be opposed to gambling for personal reasons, just as some people are opposed to drinking and smoking. There is nothing we can do about that except try to ease their minds as to the way we conduct our legal and lawful business and business practices.

We have been in Paso Robles for three years, highly regulated and thoroughly vetted by the Police Department and operated our business to not have a single incident or card room related police call in that time. I did call the police department dispatcher one time to inquire about what to do about someone abandoning their truck and horse trailer with a horse inside in our parking lot on an extremely hot day, but this was mainly out of concern for the horse. They came out and spoke to the horse owner and the vehicle was moved. We are very proud of this record because it exemplifies how we conduct our business.

At this time, I would like to ask you to please look at our zoning request again and decide if such a state of the art facility would indeed be a benefit to the community. Please keep in mind that we operate our business in the most highly ethical manner and in keeping with the goals of businesses within Paso Robles as it is outlined on the City website.

Kind regards,



Robert H. Ezzell

**Appendix B-6  
Responses to Comments Made Either in Writing or at July 8, 2014 Joint Planning Commission/City Council Public Workshop**

Commenter	Mode	Issues	Response
<p>Pearl Munak</p>	<p>Written - 2 emails dated 05/22/14 (attached)</p>	<p>Summary of issues in attached emails:</p> <ul style="list-style-type: none"> <li>• Low-wage employees, seniors, and disabled persons cannot afford rents and risk being homeless.</li> <li>• Rents in tax credit-funded projects are too high for many lower-income households. Rents are more-affordable in HUD-subsidized project.</li> <li>• There is not enough transitional housing in the City.</li> <li>• Zoning land for low income housing is not enough.</li> <li>• The City should support the recommendations of the Homeless Services Oversight Committee, which include:               <ol style="list-style-type: none"> <li>1. Lower impact fees for small units</li> <li>2. Permit development of Single Room Occupancy units, boarding and rooming houses in all areas that allow multi-family housing.</li> <li>3. Allow manufactured homes and park models for second units. Park models are now built to the same standard as mobile homes.</li> <li>4. Consider Floor-to-Area Ratios (FAR), rather than number of dwelling units per acre, in density calculations for Multi-Family Residential.</li> <li>5. Encourage apartments: allow higher densities, streamline and remove barriers</li> <li>6. Allow more and larger group homes in all zones where residential uses are allowed.</li> </ol> </li> </ul>	<p>Noted. The purpose of the Housing Element is to propose a palette of actions to help bridge the affordability gap.</p> <p>No substantiation of claim. Many tax credit apartments are required rent to extremely low income households.</p> <p>Noted. The City's Zoning Code permits transitional housing for up to 6 persons in any residential zone.</p> <p>Noted. The Housing Element proposes additional actions to make housing affordable.</p> <p>Noted. Action 8 proposes that the City continue to offer fee deferrals for low income housing projects.</p> <p>The City's Zoning Codes allows for development of studio apartments, rooming houses and boarding houses in multi-family zones.</p> <p>The City's Zoning Codes allows for use of manufactured homes in single and multi-family zones. Presently, "park" units, or "cabins on wheels", might only be allowed in the City within a mobile home park (provided that they can obtain licensing from the Department of Motor Vehicles). Their use as a second unit would be generally equivalent to using recreational vehicles as second units: something that the City's Zoning Code does not presently permit.</p> <p>The Uptown/Town Centre Specific Plan allows alternative methods that tie density to performance standards such as setbacks, open space, and parking. Basically, providing smaller units facilitates more density.</p> <p>The General Plan and Zoning provide ample opportunities to develop apartments. Chapters 2 and 6 of the Housing Element address methods to remove barriers.</p> <p>The Zoning Code does not limit development of group homes.</p>
<p>Pearl Munak (continued)</p>			

**Appendix B-6  
Responses to Comments Made Either in Writing or at July 8, 2014 Joint Planning Commission/City Council Public Workshop**

Commenter	Mode	Issues	Response
		<ul style="list-style-type: none"> <li>• Give priority to HUD and Section 8 housing over Tax credit housing</li> <li>• Work with any non-profit that is willing to have a project just for Totally and Permanently Disabled persons receiving Social Security Income who have become disabled before becoming seniors.</li> <li>• Lower off-street parking requirements for affordable housing projects as many low income households do not even have one car.</li> <li>• Do not require washer and dryer hookups in any apartment building that also has a laundry room.</li> </ul>	<p>The City receives very few applications to develop affordable housing and cannot deny an application based on the type of subsidy. See response above (2<sup>nd</sup> bullet point) regarding tax credit projects.</p> <p>Action 6 calls for the City to work with developers of affordable housing projects.</p> <p>The City has relaxed parking requirements for multi-family housing in the Uptown/Town Centre Specific Plan, where the street grid system offers ample on-street parking to handle any overflow. It has been the City's experience that it is not uncommon for lower income households to double up (overcrowd) and have more than 2 or 3 vehicles per unit.</p> <p>The City's Zoning Code requires that multi-family complexes with 5 or more units provide either one laundry room per 8 units or washer/dryer hookups in each unit.</p> <p>Noted.</p>
Tricia Wynne  Economic Vitality Commission	Email dated 06/25/14  Letter dated 07/06/14 (attached)	<p>Wynne family is generally supportive of Action 10 to reduce the acreage of RMF-20 designated land in the Olsen Ranch in return for an increase in land designated for RMF-8 and RMF-12.</p> <ul style="list-style-type: none"> <li>a. Create a Workforce Housing Program to target housing affordable to households earning 120-160% of AMI (a subset of Above Moderate Income)</li> <li>b. WHP would include bonuses, incentives, and concessions, but no government control or funding.</li> <li>c. WHP would encourage an array of special zoning standards, support density increases.</li> <li>d. Employer-sponsored housing program</li> <li>e. WHP Capital Fund.</li> </ul>	<p>Can be accomplished within the parameters of Action 6 (work with developers to increase the supply of new housing for all income groups).</p> <p>Can be accomplished within the parameters of Actions 5 (specific plans – since that is where the opportunities for new housing exist) and 6 (work with developers to increase the supply of new housing for all income groups) .</p> <p>Can be accomplished within the parameters of Actions 5 (specific plans – since that is where the opportunities for new housing exist) and 6 (work with developers to increase the supply of new housing for all income groups) .</p> <p>This appears to be county-wide in scope. It could be accomplished within the parameters of Action 6</p> <p>This appears to be county-wide in scope. It could be accomplished within the parameters of Action 6</p>

**Appendix B-6  
Responses to Comments Made Either in Writing or at July 8, 2014 Joint Planning Commission/City Council Public Workshop**

Commenter	Mode	Issues	Response
Dale Gustin	Oral Comment at 07/08/14 Workshop	<p>a. Many State environmental requirements, e.g., greenhouse gas, water conservation, ultimately conflict with State housing policy.</p> <p>b. Agrees with Pearl Munak on several of her points.</p>	<p>Noted.</p> <p>Noted.</p>
Lynne Gamble	Oral Comment at 07/08/14 Workshop	<p>Regarding Action 7 (encourage affordable housing near Cuesta College), no one has ever talked with Cuesta College; Cuesta is a drivable college and student housing, if any, would be more appropriate at its main Campus in San Luis Obispo.</p> <p>The City is nearing a crisis state with regard to water and needs to limit the number of new housing units.</p>	<p>Staff noted that it had more than one meeting with Cuesta College on this issue, that Action 7 was a basis for the City's approval of a 142 unit multi-family housing project in 2013 on the south side of Experimental Station Road.</p> <p>The City's 2010 Urban Water Management Plan has set forth means to provide sufficient water for all of the dwelling units authorized by the Land Use Element of the General Plan.</p>
Wayne Montgomery	Oral Comment at 07/08/14 Workshop	<p>Will the City require infill units to be built to smart growth principles over and above Zoning Code requirements?</p>	<p>Only Zoning Code requirements will apply. However, the Uptown/Town Centre Specific Plan does incorporate flexible zoning standards that promote compact urban development, multiple transportation modes (including walkable communities, bikeways, and transit), and energy-saving design. Future specific plans will include such standards as well.</p>
Sheila Healy	Oral Comment at 07/08/14 Workshop	<p>When he moved to Paso Robles last year, there were no single room occupancy (SRO) types of units available.</p>	<p>The Zoning Code permits studio apartments in all multi-family zones, however to date, the market has apparently not been favorable to their development.</p>
Jeff Corrier (?)	Oral Comment at 07/08/14 Workshop	<p>a. The City has made a lot of progress in facilitating affordable housing since 2003</p> <p>b. The EVC Proposal is too late for consideration.</p> <p>c. Has there been any consideration in reinstating redevelopment?</p>	<p>Noted.</p> <p>Many of their proposals can be considered in the future under Action 6.</p> <p>Staff noted that several bills to do this have been introduced at the State Legislature. It is unknown whether any will progress, and if so, in what form.</p>
Kathy Barnett	Oral Comment at 07/08/14 Workshop	<p>d. Do City policies provide for time limits within which certain geographical areas must develop or lose entitlements that could be assigned to other properties?</p>	<p>The City's General Plan does not provide for automatic "use it or lose it" entitlements.</p>

**Appendix B-6  
Responses to Comments Made Either in Writing or at July 8, 2014 Joint Planning Commission/City Council Public Workshop**

Commenter	Mode	Issues	Response
		<p>e. Can extremely low income households afford to buy a house?</p>	<p>In general, low, very low, and extremely low income households cannot afford to buy homes. Occasionally there are first-time homeowner loan programs or self-help programs that can make a limited number of homes affordable to low and very low income households. However, extremely low income households can only find affordable housing in subsidized rental projects.</p>
Jay Huebner	Oral Comment at 07/08/14 Workshop	<p>f. The City should encourage and assist development of retirement communities.</p> <p>Speaking for other property owners in the Beechwood Area, requested that Action 10 further reduce the number of multifamily units at 20 units per acre. Agreed to 100 units at 20 units per acre and 50 units at 8 units per acre.</p>	<p>Noted. The Zoning Code allows development of assisted living communities in multi-family zones. The City generally relies on the private market to develop these.</p> <p>The City Council agreed and directed staff to revise Action 10 accordingly.</p>

## Appendix B-6

From: [Pearl Munak](#)  
To: [Ed Gallagher](#)  
Subject: RE: Housing Element Update  
Date: Thursday, May 22, 2014 1:20:45 PM  
Attachments: [HASLO AND PSHHC HOUSING LIST.pdf](#)

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The economy of Paso Robles produces many low-wage employees, including farm workers, hospitality industry employees, Walmart employees, fast-food employees, etc.

Since the 1970's wages have stagnated while rents went through the ceiling.

Seniors and disabled persons on SSI receive only about \$850/month and are ineligible for Food Stamps. Low market rent is \$850/month. SSI recipients do not have an income that will pay for both food and rent. Therefore they will all be homeless unless they can live with family or have their home paid off or can live with at least one other SSI recipient who can be relied upon to pay his share of the rent. Otherwise, they can only support themselves if they live in subsidized housing projects. This does not include most Tax Credit Rent projects, which charge \$700 or more per month for rent. I am attaching my annotated list of "affordable" housing. There are only a few projects that charge 30% of income (HUD and project-based Section 8), and they have waiting lists of 1-4 years. There is also not enough transitional housing which would allow SSI recipients to wait up to 2 years for subsidized housing.

The tenant-based Section 8 waiting list opened for 4 days, 4 years ago. No one has been able to get onto that waiting list since. In the past, the Sec. 8 waiting list has opened after 4 years, but funding for Section 8 is sequestered, so it cannot be expected to open again until the sequester is abolished..

It is not enough to zone for affordable housing. The City of Paso Robles must be proactive in accomplishing affordable housing.

We support the recommendations of HSOC, which include:

1. Lower impact fees for small units
2. SRO's, boarding and rooming houses in all areas that allow multi-family housing
3. Allow manufactured homes and park models for 2nd units. Park models are now built to the same standard as mobile homes.
4. Consider FARs, rather than dwelling units, in density calculations for MFR
5. Encourage apartments: allow higher densities, streamline and remove barriers
6. Allow more and larger group homes in all zones where residential uses are allowed.

Also, I would recommend giving priority to HUD and Section 8 housing over Tax credit housing, and working with any non-profit that is willing to have a project just for Totally and Permanently Disabled persons receiving SSI who have become disabled before becoming seniors. Such persons are excluded from Chet Dotter Senior Housing and many other senior projects. There are many such persons, and they usually live in one- or two-person households and are therefore ineligible for subsidized family units of more than one bedroom. Many of the family projects have only units of 2 bedrooms or more.

Thank you.

Pearl Munak  
President  
Transitional Food & Shelter, Inc.

**AFFORDABLE HOUSING RENTAL UNITS  
SAN LUIS OBISPO COUNTY**

**HASLO**-Housing Authority Of San Luis Obispo  
487 Leff Street, San Luis Obispo, CA 93406  
(805) 543-4478

**PSHH**-Peoples' Self Help Housing  
3533 Empleo Street, San Luis Obispo, CA 93401  
(805) 781-3088

Property Name	Contact/Phone/Hours	Housing Type7	Units
<b>Anderson Hotel</b> PBV 995 Monterey St. San Luis Obispo, CA	Grace Harrison * <b>HASLO</b> 543-4478 x312 M-F Various Hrs. Call for Appt.	Elderly/Disabled <b>30% of income</b> Subsidized	24-Studios wait list 1 1/2 yr. 44-One bdrm waiting list. don't need sec. 8
<b>Atascadero Gardens</b> 7480 Santa Ysabel Atascadero, CA 93422	Nancy Forney * <b>PSHH</b> 461-3242; 461-3436 fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	5-One bdrm 12-Two bdrm
<b>Atascadero Senior Hsg.</b> 9705 El Camino Real Atascadero CA	Sandy Murry * <b>HASLO</b> 543-4478 x311	Seniors 55+ <b>TAX CREDIT RENTS</b>	19-One bdrm Rent starts at \$680
<b>Belridge Apartments</b> 1261 Belridge St. Oceano, CA 93445	Guadalupe Marin * <b>PSHH</b> 474-4921; 474-4916 Fax M-F Various Hrs. Call for Appt.	Multi-Family <b>TAX CREDIT RENTS \$600-\$1100 w/out sec</b>	5-Two bdrm 1-HC Two bdrm 6-Three bdrm 81-Manager Unit
<b>Brizzolara Apts.</b> 537 Brizzolara Street San Luis Obispo, CA 93401	Gabriela Lehman * <b>PSHH</b> 439-0480; 439-0481 Fax M-F Various Hrs. Call for Appt.	Multi-Family <b>TAX CREDIT RENTS</b>	4-Two bdrm 1-Three bdrm
<b>Brizzolara St. Apts.</b> 633, 611 Brizzolara San Luis Obispo, CA	Sandy Murry * <b>HASLO</b> 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors Handicapped <b>TAX CREDIT STARTS \$760</b>	27-One bdrm 2-Two bdrm
<b>Blue Heron Apts.</b> 1899 9 <sup>th</sup> St. Los Osos, CA	Sandy Murry * <b>HASLO</b> 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors/Disabled <b>Rents \$790 Vary</b>	13-One bdrm 1-Two bdrm
<b>Canyon Creek Apts.</b> 400 Oak Hill Rd. Paso Robles, CA 93446	Veronica Nunez * <b>PSHH</b> 226-0368; 226-0683 Fax M-F Various Hrs. Call for Appt.	Multi-Family Farm Wrk Hsg rents not avail	33-Two Bdrm 34-Three bdrm 1-Manager Unit
<b>Casa Grande Apts.</b> 9300 El Bordo Ave. Atascadero, CA	Bill Perry 461-3316 M-F 9:00 AM- 3:00 PM	Multi-Family <b>30% of income subsidized</b>	19-One bdrm/2 HC 18-Two bdrm wait list 1 yr. + 6-Three bdrm
<b>Cawelti Court</b> 351 So. Elm St. Arroyo Grande, CA 93420	Alejandra Velasco * <b>PSHH</b> 474-9034; 489-2864 Fax Various Hours Call for Appt.	Seniors 62+ or Disabled <b>TAX CREDIT RENTS</b>	23-One bdrm 1-HC One bdrm 2-Two bdrm 1-HC Two bdrm
<b>Creekside Gardens</b> 401 Oak Hill Rd. #30 Paso Robles, CA 93446	Deanna Lugo * <b>PSHH</b> 237-1509; 237-1321 Fax M-F Various Hours Call for Appt.	Seniors 62+ or Disabled <b>30% of income subsidized</b>	28- One bdrm 1- Manager unit
<b>Creston Garden Apts.</b> 1255 Creston Rd. Paso Robles, CA	Abraham Rosales 238-6445 M-F 10:00 AM-5:30 PM	Multi-Family <b>30% of income subsidized</b>	52-Two bdrm 7-Three bdrm
<b>Dan Law Apts.</b> 649 Branch St. San Luis Obispo, CA	Sandy Murry* <b>HASLO</b> 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family <b>30% of income subsidized</b>	9-Two bdrm Waiting list
<b>Empire Apts.</b> 5880 Ardilla Atascadero, CA	Sandy Murry * <b>HASLO</b> 543-4478 x316 M-F 8:00 AM-5:00 PM	Seniors/Disabled <b>(rents are \$770 per month)</b>	13-One bdrm

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Property Name	Contact/Phone/Hours	Housing Type <sup>7</sup>	Units
<b>Ferrell St. Apts.</b> 2121,25,29 Ferrell St. Los Osos, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00PM	Multi-Family <b>RENTS \$900 - \$950</b>	8-Two bdrm
<b>Hacienda Del Norte</b> 529 10 <sup>th</sup> St. Paso Robles, CA	Roy 238-5793 Sharie Lloyd 238-5793 Call for appt. M-F 9:00 AM-3:00 PM	Seniors 62 + Handicapped Disabled	18-Studios 19-One bdrm 5-HC units
<b>Hidden Creek Village</b> 80 Cary Street Paso Robles, CA	Sandy Murry *HASLO 543-4478 x 311	Multi-Family <b>TAX CREDIT \$502 to \$1104 523-1104 now</b>	small no. units for very low income 24-One bdrm 28-Two bdrm 28-Three bdrm 1-on-site Mngr Unit
<b>Ironbark Apts.</b> 1102,1108,1116 Ironbark Rd. San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family <b>RENTS VARY \$606-\$1200</b>	20-Townhouses
<b>Juniper St. Apts.</b> 119 Juniper St., C5 Arroyo Grande, CA 93420	Alejandra Velasco *PSHH 474-0475; 474-9342 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	4-Two bdrm 1-HC Two bdrm 8-Three bdrm
<b>Judson Terrace HOMES</b> 3000 Augusta St. San Luis Obispo, CA <b>JUDSON TERR. LODGE</b> <b>3042 AUGUSTA</b>	Sandy Medhurst or Ronald Jump 544-1600 M-F 9:00-5:00 PM 541-4567	Seniors 62+ <b>30% income subsidized</b> no disabled non-seniors 62+	30-Studios 77-One bdrm
<b>Johnson Avenue/Del Rio</b> 1345 Ella San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors 55+, no dis Handicapped <b>TAX CREDIT RENTS</b>	1-One bdrm 40 Rents \$600/\$760
<b>La Brisa Marina</b> 1720 17 <sup>th</sup> St. Oceano, CA 93445	Guadalupe Marin *PSHH 474-4921; 474-4916 Fax M-F Various Hrs. Call for Appt.	Farm Workers <b>TAX CREDIT RENTS \$700 - \$1100</b>	14-Two bdrm 1-HC Three bdrm 1-Four bdrm
<b>Lachen Tara Apts.</b> 240 Ocean Oaks Lane, #1 Avila Beach, CA 93424	Randy Suyematsu *PSHH 627-1526; 627-1532 Fax M-F Various Hours Call for Appt.	Multi-Family Farm Workers	8-Studios 17-One bdrm 3-Two bdrm 1-Manager Unit
<b>Los Robles Terrace</b> 2940 Spring St., #41 Paso Robles, CA 93446 don't need sec. 8	Susan Burroughs *PSHH 239-1081; 239-1097 Fax M-F Various Hours Call for Appt.	Seniors 62+ disabled Tenant pays <b>30% of income</b> for rent	9-Studios wait list 1 yr.+ 28-One bdrm no credit check fee 2-HC One bdrm 1-Manager unit
<b>Marvins Gardens</b> 1106 Laurel Lane San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Seniors Handicapped Disabled <b>TAX CREDIT RENTS</b>	27-Total units RENTS VARY START AT \$680.
<b>Macadero Garden Apts.</b> 10205 El Camino Real Atascadero, CA 93422	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family <b>RENTS \$775-\$1285</b>	6-One bdrm(\$775) 6-Two bdrm(\$900) 7-Three bdrm(\$1195)
<b>Madonna Rd. Apts</b> 1550 Madonna Road San Luis Obispo, CA	Walt Potter 544-1102 M-F 8:00 AM-5:00 PM	Multi-Family <b>30% of income whether sec. 8 or not.</b>	20-One bdrm 2-3 year wait for 1 br 44-Two bdrm 40-Three 16-Four bdrm
<b>Oak Forest Apts.</b> 163 South Elm St., #D11 Arroyo Grande, CA 93420	Alejandra Velasco *PSHH 489-9635; 489-3846 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	6-Two bdrm 11-Three bdrm 1-HC Two/Four bdrm
<b>Oceanside Gardens</b> 2612 Elm St. Morro Bay, CA 93442	Chris Morrison *PSHH 772-3387; 772-5202 Fax	Seniors 62+ or Disabled <b>\$600/mo. 1BR w/out sec. 8</b>	19-One bdrm 6 mo. wait 2-HC One bdrm

Appendix B-6

Property Name	Contact/Phone/Hours	Housing Type <sup>7</sup>	Units
	M-F Various Hrs. Call for Appt.		
<b>Ocean View Manor</b> 456 Elena St., #41 Morro Bay, CA 93442 don't need sec. 8	Chris Morrison *PSHH 772-1921; 772-9759 Fax M-F Various Hrs. Call for Appt.	Seniors 62+ or Disabled <b>30% of income subsidized</b>	9-Studios 3-5 yr. wait 28-One bdrm 1 yr. for MB res. 2-HC One bdrm 1-Manager unit
<b>Pacific View Apts.</b> 495 Main St., # 5 Morro Bay, CA 93442	Marcy Turner Shanna Richards *PSHH 772-8159; 772-8761 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	10-One bdrm 15-Two bdrm 1-Manager unit
<b>Pacific /Carmel</b> 1312 Carmel San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311	Seniors <b>Rents \$730 +</b>	19-One bdrm
<b>Paso Robles Garden</b> 540 Sims Ave. Paso Robles, CA	Maribel Valencia 239-0277 M-F 1:00 PM-6:00 PM	Multi-Family Rents not avail	20-Two bdrm 1-HC Two bdrm 5-Three bdrm
<b>Pismo Station</b> 1363 Pismo St. San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family <b>TAX CREDIT RENTS \$707-1,000</b>	7-Two bdrm 3-Three bdrm 1-HC One bdrm
<b>Poinsettia St. Apts.</b> 4035 Poinsettia St. San Luis Obispo, CA	Sandy Murry *HASLO 543-4478 x311 M-F 8:00 AM-5:00 PM	Multi-Family <b>TAX CREDIT RENTS \$777-1400</b>	20- Total Units
<b>Public Housing Program</b> 487 Leff Street San Luis Obispo, CA	Sarah Castilleja *HASLO 543-4478 x310	Multi-Family <b>30% of income subsidized</b>	168 Units total only in SLO City
<b>Riverview Apts.</b> 149 W. Olive Paso Robles, CA	Michelle Cozine 238-7439 M-Th 10:00 AM-3:00 PM	Multi-Family <b>30% of income subsidized</b> \$756/mo. 1 BR	15-One bdrm/1-HC 16-Two bdrm 16-Three bdrm 2 yr. wait w/out sec. 8. 30% with
<b>Rolling Hills Apts.</b> 999 Las Tablas Rd. Templeton, CA	Victor Carmona **PSHH 434-1472 M-F 8amto12pm/1pm to 5pm	Multi-Family <b>30% of income Sec. 8 or not</b>	9-One bdrm 32-Two bdrm 12-Three bdrm
<b>Roosevelt Family Apts,</b> 765 Bristlecone Lane Nipomo, Ca	Nora Becerra 929-6709	Multi-Family Rents not avail	3 and 4 bedroom Apts Affordable Housing
<b>San Luis Bay Apts.</b> 238 Blume St. Nipomo, CA	Carol Lacross or Renee Owens 929-1129 M-F 9-5/Sat 9-4	Multi-Family <b>TAX CREDIT RENTS</b>	48-Two bdrm 60-Three bdrm 12-Four bdrm
<b>Schoolhouse Lane Apts.</b> 2835 Schoolhouse Ln., #17 Cambria, CA 93428	Damon Little *PSHH 927-7434; 927-7432 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	7-Two bdrm 14-Three bdrm 2-HC Two bdrm
<b>Sea Breeze Apts.</b> 1251 Los Olivos, #1A Los Osos, CA 93402	Lianna Fontaine *PSHH 534-1027; 534-1263 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	28-One bdrm 1-Manager unit
<b>Sea Haven Apts.</b> 211-251 Addie St. Pismo Beach, CA 93449	Guadalupe Marin *PSHH 474-4921; 474-4916 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	12-Two bdrm
<b>Sequoia Apts.</b> 373 Sequoia St. Morro Bay, CA 93442	Gabriela Lehman *PSHH 772-1906; 772-1584 Fax M-F Various Hrs. Call for Appt.	Multi-Family Rents not avail	1-HC Two bdrm 3-Two bdrm 8-Three bdrm
<b>Serenity Hills Apts</b> 112 Brewer Street Templeton CA	Elizabeth Cortez 805-434-1601	Multi-Family <b>TAX CREDIT</b> \$442 - \$1073	21-Two bdrn 22-Three bdrm

Pismo Creek Bungalows--family, 1,2,3 BR give preference to res. of Pismo Beach. PSHHC

Appendix B-6

Property Name	Contact/Phone/Hours	Housing Type <sup>7</sup>	Units
<b>South Bay Apts.</b> 1351 P. Los Olivos Los Osos, CA 93402	Joyce Richardson *PSHH 528-5407; 528-1219 Fax M-F Various Hrs. Call for Appt.	Multi-Family	73-One bdrm 1-HC One bdrm 1-Manager unit
<b>Templeton Place</b> 1009 Petersen Ranch Rd. Templeton, CA 93465	Nancy Forney *PSHH 434-2953; 434-2934 Fax M-F Various Hrs. Call for Appt.	Seniors 55+ <b>TAX CREDIT RENTS</b>	23-One bdrm 5-Two bdrm 1-Manager unit
<b>Villa Paseo Palms</b> 2800 Ramada Dr. Paso Robles, CA	John Heiser 227-4588 M-F 9-5	Seniors 55+ <b>TAX CREDIT RENTS</b>	6-Studios 100-One bdrm 3-Two bdrm
<b>Villas at Higuera</b> 3071 S. Higuera St., #200 San Luis Obispo, CA 93401	Gabriela Lehman *PSHH 439-0480; 439-0481 Fax M-F Various Hrs. Call for Appt.	Multi Family Rents not avail	6-Studios 6-One bdrm 7-Two bdrm 8-Three bdrm

The Village at Broad, 2308 Broad St., 2240 Emily St., SLO 93401, Stephen Punt 782-0200 , multifamily, High rent, deposit 2 (2BR) rest 3 & 4 BR  
Valentine Ct. I, II, III, Santa Maria PSHHC.  
Chris 925-6373. One of these is for dev. disabled  
Cortina d'Arroyo Grande 241 N. Courtland Ave., AG, 270-2514, 87 1BR 21 @BR seniors 62+, no disabled non-seniors.  
Parkview Manor, 365 S. Elm, AG. Rose 489-5101, 62 + and disabled, 61 (1BR).  
Bordeaux house. 9309 Bocina Lane, Atascadero, Theresa 466-4769, 400 2BR  
The Oaks, 9401 Jornada Lane, Atascadero, 466-5693, 138 2BR, 2 3BR.  
Cider Village, 765 Bristkecone Lane, Nipomo, Nora Barrera 929-6709, 23 2BR, 18 3BR  
Chet Dotter, 801-28th St., Paso Robles, Nora Gaisi 238-4015 62+, no disabled non-seniors, 40 1BR.  
Clifton Apts., 125 Spring St., Paso Robles, 1tudio, 34 1BR, 10 2BR, \$700-875.  
Dry Creek, 1227 Corral Creek Ave., Paso Robles, Carol 238-4080, 400 2BR, \$965-1015.  
Laguna Terrace, 3408 Spring St., Paso Robles, Heather 239-4161 39 2BR, 1HC, \$523-1104.  
Pismo Creek Bungalows, 360 Park Ave., Pismo Beach, Guadalupr Marin 474-4921 2 1BR, 5 2BR, 5 3BR, 2HC.  
Wendy Apts., 300 Dolliver St., Pismo Beach, Bob Helms 773-4769, 5 studio, 7 1BR, no pets.  
Carmel St. Apts., 1312 Carmel, sandy Murry 594-5311, 19 1BR, 55+, starts at \$730.  
Park Hotel Apts., 1820 Santa Barbara St., Mary Anne 544-6529 x10,  
Parkwood Apts., 1045 Southwood Dr., Sandy Murry 594-5311 2 studio, 6 1BR, 26 2BR \$900-1100

## Appendix B-6

From: [Pearl Munak](#)  
To: [Ed Gallagher](#)  
Subject: RE: Housing Element Update  
Date: Thursday, May 22, 2014 1:41:27 PM

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Another point: HSOC is concerned about the Building Code requirements for parking in the city of Paso Robles, which make affordable housing so much more difficult and expensive. I request you recommend that the requirements for parking be lowered for affordable housing, since low income persons who qualify for affordable housing (low rent, HUD, Sec. 8 and tax credit) often do not have even one car per household. Also, I request you recommend that connections for washers and dryers not be required for any apartment building that provides a laundry room, in view of the fact that many low income household cannot afford to own a washer and/or dryer. This would make a big difference in the cost of building affordable housing and therefore encourage more affordable housing for those who need it.

Thank you.

Pearl Munak  
President  
Transitional Food & Shelter, Inc.  
[www.nowheretogo.com](http://www.nowheretogo.com)  
805.238.7056

-----Original Message-----

From: Ed Gallagher [<mailto:EGallagher@prcity.com>]  
Sent: Wednesday, May 14, 2014 2:12 PM  
To: Bill Watt; Dave Cooke; [dick@estrellaassociates.com](mailto:dick@estrellaassociates.com); [dlilley@co.slo.ca.us](mailto:dlilley@co.slo.ca.us); Habitat for Humanity; Jerry Rioux; Jim Bergman; John Fowler ([johnf@pshhc.org](mailto:johnf@pshhc.org)); Julia Ogden ([ceo@hfhsloco.org](mailto:ceo@hfhsloco.org)); Ken Litzinger; Ken Triguero ([kenneth@pshhc.org](mailto:kenneth@pshhc.org)); LAFCO ([dchurch@slolafco.com](mailto:dchurch@slolafco.com)); Laurel Weir ([lweir@co.slo.ca.us](mailto:lweir@co.slo.ca.us)); Michael Blank; Mike Whiteford; Pearl Munak ([president@nowheretogo.com](mailto:president@nowheretogo.com)); PR Association of Realtors; Rick Gulino; Ron DeCarli; Scott Smith; [sdevencenzi@slocog.org](mailto:sdevencenzi@slocog.org); Simone Lagomarsino; Transitional Food and Shelter ([pearltrans@aol.com](mailto:pearltrans@aol.com)); Transitions Mental Health ([info@t-mha.org](mailto:info@t-mha.org))  
Cc: Darren Nash; Susan DeCarli; Kristy Buxkemper; Jim App  
Subject: Housing Element Update

To: Distribution List (below):

The City of Paso Robles is updating the Housing Element of its General Plan and would like to invite you and/or your organization to participate in this effort by reviewing the forthcoming draft updated element and providing comments and recommendations on goals, policies, and action items.

The City's goal is to submit a draft Housing Element to the State Department of Housing and Community Development in mid-July. To meet this goal, we plan to distribute a public review draft of the updated element on June 9 and conduct a public workshop on the draft element before a joint meeting of the Planning Commission and City Council on Tuesday, July 8, 2014.

We will provide you and/or your organization with a copy of the public review draft element for your review and comment. However, you may wish to review the existing 2011 Housing Element and the City's 2014 General Plan Annual Report, which contains a status report on progress made in implementing the 2011 Housing Element. A copy of the 2011 Housing Element

## Appendix B-6

is available on the City's web site at the following address:

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

A copy of the City's 2014 General Plan Annual Report is available on the City's web site at the following address:

[http://www.prcity.com/government/citycouncil/agenda-items/2014/03\\_March/2014\\_03-04\\_cc\\_itm\\_08.pdf](http://www.prcity.com/government/citycouncil/agenda-items/2014/03_March/2014_03-04_cc_itm_08.pdf)

When we distribute the public review draft in early June, we will provide more information about submitting comments and attending the public workshop.

Please review the distribution list below and let me know if there is another organization or individual that should be invited to participate in the Housing Element Update process. If you have any questions, please do not hesitate to contact me by phone at (805) 237-3970 or by email at [ed@prcity.com](mailto:ed@prcity.com) <<mailto:ed@prcity.com>>.

A "hard copy" of this letter will be mailed to you via US Mail. Thank you for your participation!

Sincerely,  
[cid:image001.jpg@01CF6F7E.87C4AE50]

Ed Gallagher, Community Development Director

Distribution List:

California Rural Legal Assistance

Economic Opportunity Commission of San Luis Obispo County

El Camino Homeless Organization

Habitat for Humanity

Heritage Oaks Bank

Home Builders Association of the Central Coast

Homeless Services Oversight Council

Housing Authority of the City of Paso Robles

Housing Authority of the City of San Luis Obispo

Paso Robles Nonprofit Housing Corp.

Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund San Luis Obispo County Planning Department

Supportive Housing Consortium

## Appendix B-6

Transitional Food and Shelter

Transitions Mental Health

Dick Willhoit

Workforce Housing Coalition

Ed Gallagher  
Community Development Director  
City of Paso Robles  
(805) 237-3970  
ed@prcity.com <<mailto:ed@prcity.com>>

## Appendix B-6

From: [Tricia Wynne](#)  
To: [Ed Gallagher](#)  
Cc: [Rosaleen](#)  
Subject: Olsen Ranch Specific Plan  
Date: Wednesday, June 25, 2014 12:07:57 PM

---

Mr. Gallagher:

Thank you for your continued efforts to keep us apprised of the developments on the Olsen Ranch Specific Plan and the Housing Element of the General Plan. We very much appreciate your help in keeping us informed.

The Wynne Family met over the weekend and discussed your latest letter to the Olsen Ranch Property Owners. We know you are meeting in July to discuss the latest developments. Although none of our family members are available to attend the meeting, we do want you to know that we are generally supportive of the new proposal and hope that it will be adopted.

Please let us know if you need anything from us. Thanks again for your efforts on this project.

Sincerely, Tricia Wynne



## ECONOMIC STRATEGY PROJECT Building Design & Construction

*(Project managed by the Economic Vitality Corporation)*

<http://www.sloevc.org/slo-county-business/building-design-and-construction.php>

July 7, 2014

City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

Attn: City of Paso Robles City Council  
John Hamon, Council Member  
Steve Martin, Council Member  
Duane Picano, Mayor  
Ed Steinbeck, Mayor Pro-Tem  
Fred Strong, Council Member

Re: Housing Element Update

Dear Mayor Picano and City Council members,

We, the Building, Design and Construction ('BD&C') Cluster of the Economic Vitality Corporation ('EVC') Economic Strategy Project<sup>i</sup>, a group of building industry professionals committed to the support of a thriving and healthy community, have been working countywide with local government and stakeholders to address the current shortage of homes, in a range of affordability required to meet the needs of our workforce. Appreciating the importance of your work to update the Housing Element of the General Plan, we would like to share with you what we have learned, in hopes of informing your valuable efforts to set policy that will facilitate housing for our workforce.

Our efforts have focused on the potential to modify and create policies, which facilitate housing in the region. We have met with the Home Builders Association ('HBA'), County Workforce Housing Coalition ('WHC'), Economic Vitality Corporation, Board of Supervisors, realtors, lenders, economic development organizations, and others. We have shared the results of the Workforce Housing Survey and taken feedback from all these groups.

Employers in San Luis Obispo County stated, in the 2013 EVC Workforce Housing Survey<sup>ii</sup>, that workforce housing is vital to the local economy and to the creation of and retention of head of household jobs. We have heard that there are a lack of public resources to invest in workforce housing and that developers and industry experts would prefer minimal government oversight in structuring new programs. Therefore, this set of recommendations is set up to use no public resources other than to codify incentives, bonuses, concessions and flexible standards to facilitate production of workforce housing. That being said, it is envisioned that the Workforce Housing Coalition, San Luis Obispo Housing Trust Fund ('SLOHTF'), Economic Vitality Corporation and others would assume responsibility for oversight and implementation of the actions described below.

We request that you review the set of recommendations below, and consider whether potential application is feasible as you continue work on the Housing Element update. Please bear in mind that this is an all-volunteer effort, and work remains in progress.

**Recommendations:**

1. Create Workforce Housing Program (WHP) for all local incorporated city and the County housing elements.
  - a. Workforce Housing (WH) is defined as housing that can be afforded by a person or household that earns between 120% to 160% of San Luis Obispo County median household income, as published regularly by the County of San Luis Obispo. The community of housing advocates in our county feel that a wider definition is necessary and encourage you to liberally define it in your Housing Element and implementing documents.
  - b. WH may be for rent, for sale, or lease option-purchase. For sale WH should be owner occupied.
  - c. The WHP structure should be very similar to the affordable housing programs that all the cities and county have adopted and would include: bonuses, incentives, and concessions.
  - d. Besides creating WHP's and approving projects there should be no government control or funding. The WHP's should be incentive based and as flexible as possible to recognize that each project is unique and that projects should be very sensitive to the privacy and environmental impacts to the neighbors of WH projects. We recommend that based upon a template, to be developed, all jurisdictions customize their own program as specified by Staff, Planning Commission, and City Council or Board of Supervisors.

## Appendix B-6

2. The WHP should recognize the 2013 EVC workforce housing survey as a reference document and would encourage program elements such as:
  - a. Zone more land for R2, R3, and R4 projects (8 to 24 units per acre)
  - b. Allow flexible development criteria to achieve higher densities (similar to the County PD ordinance) such as:
    - i. Eliminate or minimize inclusionary housing requirements for WH projects and allow the construction of secondary dwelling units attached to the WH units or on the same property as an incentive to provide affordable housing and or for expanding families or multi-generational family occupied homes. This would allow densities to rise up in the 13 to 14 units per acre range and provide rental income for the employee to help pay their mortgage.
    - ii. Eliminate minimum lot sizes for WH projects as long as the initial sale of WH unit is less than 160% of median income qualification price (restricting initial sales price with small lots will incentivize the developer to build smaller units as it will provide profit incentive).
    - iii. Allow reduced setbacks
      1. 5' porch setback;
      2. 10' house front setback (some of the living area of the home could have a 5' front setback as long as minimum 10' wide porch fronts the home);
      3. 0' side yard setbacks, 5' rear yard setbacks as long as:
        - a. There is a minimum 10x15 private outdoor area in rear or side; and
        - b. Areas for trash, storage, and utilities are provided.
    - iv. Eliminate floor area ratios and coverage requirements for WH projects or eliminate maximum density requirement if the average unit size is less than 1300 square feet.
    - v. 1 parking space per bedroom which should be a combination of surface parking and garage (recommend minimum one car garages as long as storage in garage, in attics, under stairs, exterior sheds, etc. with a target of 500 to 1000 cubic feet of dedicated storage depending on size of unit).
    - vi. A majority of the homes in a subdivision should be 2 to 3 bedrooms, 2 bathrooms, one story or two story with master bedroom downstairs (preferably).
    - vii.

- viii. Minimize common open space requirements on WH projects to 10%.
  - ix. Eliminate private parks in project if within ¼ mile of a public park. Eliminate park fees if there is a park in the project.
  - x. For non-infrastructure impact fees (such as affordable housing), minimize, reduce, eliminate impact fees for WH projects where feasible.
  - c. Eliminate Home Owner Associations ('HOA's') on projects less than 40 units if possible. Eliminate HOA's for maintenance of public infrastructure; City or County administered Community Facility Districts (CFD), Infrastructure Financing Districts (IFD), or Landscape and Lighting Districts (LLD) should be used for this purpose. This will allow projects to finance improvements at lower interest rates and repay over time instead of up front. Improvements should be dedicated to the public to facilitate CFD's and LLD's where feasible. Create Maintenance Fee instead of HOA if feasible to pay for maintenance of private roads, common roofs, community landscape, etc.
3. Set up Employer Sponsored Housing Program (ESHP) that allows employers to provide capital investments and or down payment assistance to a WH unit, and prequalify employees to ESHP.
- a. Where WH units are for sale, the sponsor will hold a second trust in the amount of the employer's subsidy or investment. Proceeds to be distributed as specified in WHP.
  - b. A Sponsor may require that an employee refinance the home at year 10 in order to recoup the employer's investment with interest.
  - c. For rental projects, employers may provide a list of employees to a developer of a mixed use or apartment project and may provide deposit assistance.
  - d. If the developer provides a percentage of the apartments to employees of the ESHP (50% minimum or as specified by jurisdiction), the project may qualify for the WHP, and will be entitled to incentives, bonuses, and concessions as outlined in the jurisdiction's WHP.
  - e. Employers will be responsible for qualifying and sorting which employees will participate in the program. Employers should work with their employees to prequalify them in order to expedite placement as well as potentially pooling employees for projects.
  - f. Employers shall qualify participating employees in the WHP **and** in the case of 'for sale' WH units by a mortgage lender (not by HASLO). Employers may use a lease purchase option when placing an employee in a WH unit. Qualified employees may then be grouped and available to developers of rental or for sale projects.

- g. An employer or group of employers may hire a developer to design, build, market, sell, and warrantee a WH project. An employee union (sponsor) may also set up and operate an ESHP, and participate as specified herein in place of the Employer.
  - h. We suggest that the Workforce Housing Coalition may keep a list of qualified employees for qualified workforce housing projects. (This remains conceptual and requires additional evaluation.) For the purpose of the WHP, the WH Units are assumed to be privately subsidized or initially sold below market rate. All WF buyers or renters shall be sponsored by a San Luis Obispo County employer.
  - i. The WH subsidy is secured by a second trust deed, typically held by the WH buyer's employer or whoever created the subsidy (Sponsor). The second trust deed shall reflect the amount of the employer subsidy which will be repaid upon resale giving the Sponsor first right of purchase for another employee of the Sponsor's business at market rate. It is intended to create a control mechanism for ensuring that the unit is owner occupied (deed specified) and that if a unit is resold, some of the proceeds will be directed to a Fund (see WHF below) to ensure that there will be a growing capital fund for future WF projects
4. Facilitate Workforce Housing Capital Fund/s (WHF).
- a. There may be a general GWHF as well as project oriented PWHF's set up and managed by the SLOCHTF (SLOCHTF has not been formally asked to take on this responsibility).
  - b. Funds for WHF may come as loans, lines of credit, and or grants from financial institutions and employers.
  - c. The WHF resources may be used for down payment assistance or project expenses for a WH project. Create a transfer tax or profit share program (percentage to be 50% or determined on a jurisdictional basis in their WHP) for WF units that are resold.
  - d. The tax proceeds shall be accumulated in the general or project WHF as specified by investor except that an employer may be repaid on their investment as specified in the ESWP below.
  - e. Resale restrictions shall not be required and are discouraged on WH units as long as the initial sale is at or below the County WH sales price (as published by the county on a regular basis).

Appendix B-6

San Luis Obispo County is a unique region. The typical urban solutions do not seem to lend themselves to our community infrastructure, resources or attitudes. We encourage you to think outside the box in finding innovative solutions that are specific to our communities.

We have also accumulated case studies of floor plans, ordinances, as well as other resources and ideas. We would be happy to review them with you.

Thank you again, and we are at your service,

Sincerely,



Leonard Grant, Architect  
Co-Chair EVC Building Design Cluster



Brad Brechwald  
Co-Chair EVC Building Design Cluster

<sup>i</sup> Economic Strategy for San Luis Obispo County  
<http://www.sloevc.org/slo-county-business/economic-strategy-sign-up-form.php>

<sup>ii</sup> Workforce Housing Survey Report 2013  
( <http://www.sloevc.org/slo-county-business/workforce-housing-survey.php> )



Appendix B-7A  
**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

August 28, 2014

To: Distribution List

The Draft Housing Element Update 2014 is now available for review and comment. You may download pdf files of a "clean copy" and a "redline" copy at the internet address indicated below. Alternatively, you may purchase a printed clean copy from The Blueprinter, 345 Spring Street, Paso Robles, CA 93446 (805) 227-0860 for about \$15.00.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

On July 8, 2014, the Planning Commission and City Council held a joint public workshop to accept comments on the Draft 2014 Housing Element Update. The City Council directed that minor revisions to the Draft Housing Element be made prior to its submittal to the State Department of Housing and Community Development (HCD). On August 22, 2014, HCD issued a letter that, subject to certain additional minor revisions to the Housing Element, the Revised Draft Element would conform to State Housing Element Law.

The Revised Draft Housing Element will be scheduled for public hearings before the Planning Commission and City Council on the following dates:

Planning Commission: Tuesday, September 23, 2014 at 7:30 pm;

City Council: Tuesday, October 7, 2014 at 7:30 pm.

Both public hearings will be conducted in the City Council Chambers on the first floor at Paso Robles City Hall/Library, 1000 Spring Street, Paso Robles. You are invited to attend these hearings and be heard on this matter. You may also submit written comments on the draft element either via U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or via email to [planning@prcity.com](mailto:planning@prcity.com). Please ensure that any written comments are received by the City prior to the start of the hearings.

You may view and download a copy of the draft element at the internet address below. Alternatively, you may purchase a printed copy from The Blueprinter, 345 Spring Street, Paso Robles, CA 93446 (805) 227-0860 for about \$15.00.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

If you have any questions about the Housing Element Update, please contact me either by phone at (805) 237-3970 or via email at [ed@prcity.com](mailto:ed@prcity.com).

Sincerely,

Ed Gallagher, Community Development Director

Distribution List:

California Rural Legal Assistance  
Camp Roberts  
CAP SLO  
El Camino Homeless Organization  
Habitat for Humanity  
Heritage Oaks Bank  
Home Builders Association of the Central Coast  
Homeless Services Oversight Council  
Housing Authority of the City of Paso Robles  
Housing Authority of the City of San Luis Obispo  
Jeanette Duncan

Kathy Barnett  
Paso Robles Nonprofit Housing Corp.  
Peoples Self-Help Housing Corp.  
San Luis Obispo County Housing Trust Fund  
San Luis Obispo County Planning Department  
SLO County EVC  
Supportive Housing Consortium  
Transitional Food and Shelter  
Transitions Mental Health  
Tri-Counties Regional Center  
Dick Willhoit  
Workforce Housing Coalition

## Appendix B-7A

California Rural Legal Assistance  
ATTN: Michael Blank  
1011 Pacific Street, #A  
San Luis Obispo, CA 93401

Community Action Partnership of San Luis Obispo County  
ATTN: Elizabeth Steinberg, Executive Director  
1030 Southwood Drive  
San Luis Obispo, CA 93401

El Camino Homeless Organization  
ATTN: Bill Watt, Executive Director  
P.O. Box 2077  
Atascadero, CA 93423

Heritage Oaks Bank  
ATTN: Simon Lagomarsino, President and CEO  
1222 Vine Street  
Paso Robles, CA 93446

Home Builders Association of the Central Coast  
ATTN: Mike Whiteford, Government Affairs Director  
P.O. Box 748  
San Luis Obispo, CA 93406-0748

Housing Authority of the City of Paso Robles  
ATTN: David Cooke, Executive Director  
P.O. Box 817  
Paso Robles, CA 93447-0817

Housing Authority of the City of San Luis Obispo  
ATTN: Scott Smith, Executive Director  
P.O. Box 1289  
San Luis Obispo, CA 93406-1289

Paso Robles Association of Realtors  
ATTN: Chuck Hill, President  
1101 Riverside Avenue, Suite A  
Paso Robles, CA 93446

Paso Robles Nonprofit Housing Corp.  
ATTN: David Cooke, Manager  
P.O. Box 817  
Paso Robles, CA 93447-0817

Peoples Self-Help Housing Corp.  
ATTN: John Fowler, Executive Director  
3533 Empleo Street  
San Luis Obispo, CA 93401

San Luis Obispo County Housing Trust Fund  
ATTN: Gerald Rioux, Executive Director  
71 Zaca Lane, Suite 130  
San Luis Obispo, CA 93401

## Appendix B-7A

San Luis Obispo County Planning Department  
ATTN: James Bergman, Planning Director  
County Government Center  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Supportive Housing Consortium  
c/o Rick Gulino  
Peoples Self-Help Housing Corp.  
3533 Empleo Street  
San Luis Obispo, CA 93401

Transitional Food and Shelter  
ATTN: Pearl Munak, President  
3770 North River Road  
Paso Robles, CA 93446

Transitions – Mental Health Association  
ATTN: Jill Bolster-White, Executive Director  
P. O. Box 15408  
San Luis Obispo CA 93406

Dick Willhoit  
Estrella Associates  
2727 Buena Vista Drive  
Paso Robles, CA 93446

Workforce Housing Coalition  
ATTN: Dana Lilley, Chair  
County Government Center  
San Luis Obispo, CA 93408

Homeless Services Oversight Council  
ATTN: Laurel Weir, Coordinator  
San Luis Obispo County Department of Social Services  
3433 S. Higuera Street  
San Luis Obispo, CA 93401

Habitat for Humanity for SLO County  
ATTN: Julia Ogden, Executive Director  
P.O. Box 613  
San Luis Obispo, CA 93406

Jeanette Duncan  
256 Puffin Way  
Templeton, CA 93465

Kathy Barnett  
383 Quarterhorse Lane  
Paso Robles, CA 93446

Tri-Counties Regional Center  
7305 Morro Road, Suite 101  
Atascadero, CA 93422

## Appendix B-7A

San Luis Obispo County Economic Vitality Corp.  
ATTN: Christine Rogers  
735 Tank Farm Road, Suite 264  
San Luis Obispo, CA 93401



## CITY OF PASO ROBLES PRESS RELEASE

### Housing Element Update 2014

- Revised Public Review Draft Available
- Public Hearings

**For Immediate Release  
August 29, 2014**

**Paso Robles.** The City of Paso Robles is updating the Housing Element of its General Plan. The Housing Element provides both an analysis of the City's housing needs for all income groups, and a set of policies and actions the City will undertake to meet identified needs. State Law (Government Code Section 65588(e)) requires that the City's Housing Element be updated in 2014.

Following a public workshop on the Draft 2014 Housing Element Update held on July 8, the draft element was revised to incorporate minor revisions directed by the City Council and recommended by the State Department of Housing and Community Development to bring the draft element into conformance with State Housing Element Law (Government Code Sections 65580 et seq.)

The Revised Draft Housing Element will be scheduled for public hearings before the Planning Commission and City Council on the following dates:

Planning Commission: Tuesday, September 23, 2014 at 7:30 pm;  
City Council: Tuesday, October 7, 2014 at 7:30 pm.

Both public hearings will be conducted in the City Council Chambers on the first floor at Paso Robles City Hall/Library, 1000 Spring Street, Paso Robles. The public is invited to attend these hearings and be heard on this matter. You may also submit written comments on the draft element either via U.S. Mail to Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or via email to [planning@prcity.com](mailto:planning@prcity.com). Please ensure that any written comments are received by the City prior to the start of the hearings.

You may view and download a copy of the draft element at the internet address below. Alternatively, you may purchase a printed copy from The Blueprinter, 345 Spring Street, Paso Robles, CA 93446 (805) 227-0860 for about \$15.00.

<http://www.prcity.com/government/departments/commdev/housing/housing-element.asp>

If you have any questions about the 2014 Housing Element update process, please contact Ed Gallagher, Community Development Director at (805) 237-3970 or via email at [ed@prcity.com](mailto:ed@prcity.com).

**THE** *Newspaper of the Central Coast*  
**TRIBUNE**

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California  
In and for the County of San Luis Obispo  
AFFIDAVIT OF PUBLICATION

AD # 1249799  
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

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 and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; SEPTEMBER 3, 2014, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

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



(Signature of Principal Clerk)  
DATED: SEPTEMBER 3, 2014  
AD COST: \$216.96

**CITY OF PASO ROBLES**  
**PRESS RELEASE**  
**Housing Element Update 2014**  
• Revised Public Review Draft Available  
• Public Hearings  
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September 3, 2014 1249799

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City of Paso Robles  
Community Development Dept.

## Appendix C

### Number of Residential Building Permits Issued 2000 - 2013

Year	SF & MH	MF 2-4 du/lot *	MF 5+ du/lot *	Total New DU	Demolished or Converted	Net du added
2000	415 **	2	12	429	-5	424
2001	465 **	5	5	475	-3	472
2002	346 **	12	0	358	-6	352
2003	414 **	14	38	466	-2	464
2004	431	12	68	511	-5	506
2005	282	9	80	371	-2	369
2006	290	11	68	369	-8	361
2007	41	5	0	46	-4	42
2008	13	1	6	20	0	20
2009	26	2	0	28	0	28
2010	12	1	81	94	1	93
2011	34	0	0	34	4	30
2012	37	3	0	40	43***	-3
2013	48	0	80	128	5	123
Average 2000 - 2009				307		
Average 2000 - 2013				241		

Source: City of Paso Robles' Building Permit Records

Notes:

- \* Includes condominiums and single dwellings on commercially- or industrially-zoned property.
- \*\* Includes mobile home units in Quail Run (44 in 2000; 47 in 2001; 41 in 2002; 4 in 2003).
- \*\*\* 41 units were in Oak Park Public Housing. They are to be replaced as part of the 80 MF units permitted in 2013.

Abbreviations Used:

- du = dwelling unit
- MF = Multi-Family
- MH = Mobile Homes
- SF = Single Family

Appendix D-1  
Paso Robles' Historic Residential Growth: 2010-2013

Year	Project	Housing Type	Total # Units *	Units by Income Level						Method of Affordability Determination
				EL	VL	L	M	AM		
2010	Attached units at 513 – 3rd St	SFA	4				4			Sales price
2010	Attached units at 830, 832 – 19 <sup>th</sup> St	SFA								Sales price
2010	East Side/Hillside SF	SFD	20					20		Sales price
2011	Hidden Creek Village Apartments	MF (Subsidized)	81	8	20	53				Tax Credit Agmt
2011	Caretaker Apt, 1427 Spring Street	Caretaker Apt	1			1				unit type, location
2011	East Side/Hillside SF	SFA	38					38		Sales price
2012	convert commercial space to apartment	Caretaker Apt	1			1				unit type, location
2012	MH on rear of 516 ½ Vine St (MF Zoned)	Modular Unit	1				1			unit type, location
2012	Garage converted to unit on MF zoned lot	MF	1				1			unit type, location
2012	Small lot Subdivision (935-949 Creston Rd)	SFD	8				8			Sales price
2012	East Side/Hillside SF	SFD	56					56		Sales price
2013	SFD on rear of 623½ 6th St (MF Zoned)	SFD	1				1			unit type, location
2013	East Side/Hillside SF	SFD	49					49		Sales price
<b>Total</b>			<b>261</b>	<b>8</b>	<b>20</b>	<b>55</b>	<b>15</b>	<b>163</b>		

\* All units recorded above were issued Certificates of Occupancy during this period.

**Appendix D-2**  
**Replacement Housing Need**  
**Final Inspections of Demolition/Conversion Permits 2010-2013**

Address	D/C Permit #	Demo or Conversion	Unit Type	# du	Income Level of D/C'd Units	Replacement Status as of December 31, 2013	Income Level of New Units	Net Effect
1809 Riverside Avenue	B10-0036	Demo	SF	1	M	No		-1M
3600 Dry Creek Road	B10-0131	Demo	SF	1	L	No		-1L
80 Cary Street	B10-0147	Demo	SF	1	A	Yes - 81 low income units (Hidden Creek)	L, VL, EL	+8EL, +18VL, +55 L
623.5 - 6th Street	B11-0093	Demo	MF	1	L	Yes, new SF	M	-1L, +1M
935 Creston Road	B11-0205	Demo	SF	1	M	Yes - 8 new SF units	A	-1M, +8A
516.5 Vine Street	B12-0118	Demo	SF	1	M	Yes - Mobile home replacement	M	0

Net Effect on Supply by Income Group (Total of Net Effect Column)

Above Moderate (A)	+8 units
Moderate (M)	-1 unit
Low (L)	+53 units
Very Low (VL)	+18 units
Extremely Low (EL)	+8 units

**Appendix E-1  
Age of the Population**

**AGE - 2000 Census**

<b>Cohort</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Under 5 years	1,749	7.2%	12,358	5.0%	2,486,981	7.3%
5 to 14 years	4,037	16.6%	31,086	12.6%	5,296,702	15.6%
15 to 19 years	2,521	10.4%	20,893	8.5%	2,450,888	7.2%
20 to 29 years	2,857	11.8%	36,472	14.8%	4,924,829	14.5%
30 to 39 years	3,393	14.0%	32,439	13.2%	5,500,264	16.2%
40 to 49 years	3,579	14.7%	39,874	16.2%	5,002,390	14.8%
50 to 59 years	2,136	8.8%	28,392	11.5%	3,467,095	10.2%
60 to 64 years	763	3.1%	9,482	3.8%	1,146,841	3.4%
65 and over	3,262	13.4%	35,685	14.5%	3,595,658	10.6%
Total	24,297		246,681		33,871,648	

**AGE - 2010 Census**

<b>Cohort</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Under 5 years	2,324	7.8%	13,343	4.9%	2,531,333	6.8%
5 to 14 years	4,250	14.3%	27,974	10.4%	5,096,769	13.7%
15 to 19 years	2,067	6.9%	21,927	8.1%	2,823,940	7.6%
20 to 29 years	4,120	13.8%	44,710	16.6%	5,510,358	14.8%
30 to 39 years	3,831	12.9%	28,880	10.7%	5,147,047	13.8%
40 to 49 years	3,916	13.1%	34,195	12.7%	5,298,950	14.2%
50 to 59 years	3,811	12.8%	40,715	15.1%	4,766,848	12.8%
60 to 64 years	1,478	5.0%	17,071	6.3%	1,832,197	4.9%
65 and over	3,996	13.4%	41,022	15.2%	4,246,514	11.4%
Total	29,793		269,837		37,253,956	

Sources :

2000 and 2010 US Census (Summary File #1)

**Appendix E-2**  
**Race and Ethnicity of Population and Households**

**2010 US Census**

Notes:

1. Percentages are of total population of each geographic area.
2. Source: 2010 US Census, 2010 Demographic Profile Data

<b>Population by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White alone	23,158	78%	222,756	83%	21,453,934	58%
Black or African American alone	622	2%	5,550	2%	2,299,072	6%
American Indian and Alaska Native alone	297	1%	2,536	1%	362,801	1%
Asian alone	593	2%	8,507	3%	4,861,007	13%
Native Hawaiian and Other Pacific Islander alone	56	0%	389	0%	144,386	0%
Some other race alone	3,916	13%	19,786	7%	6,317,372	17%
Two or more races	1151	4%	10,113	4%	1,815,384	5%
<b>Total Population</b>	<b>29,793</b>		<b>269,637</b>		<b>37,253,956</b>	

<b>Hispanic or Latino Population</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total	10,275	34%	55,937	21%	14,013,719	38%

Note: Hispanic or Latino is considered by the US Census Bureau to be an "ethnicity", not a race.

<b>Average Household Size</b>	<b>City</b>		<b>County</b>		<b>State</b>	
All households	2.73		2.48		2.90	
Hispanic or Latino Households	3.93		3.46		3.93	

**2000 US Census**

Notes:

1. Percentages are of total population of each geographic area.
2. Source: 2000 US Census, Summary File #1

<b>Population by Race</b>	<b>City</b>		<b>County</b>		<b>State</b>	
White alone	18,393	62%	208,699	77%	20,170,059	54%
Black or African American alone	806	3%	5,002	2%	2,263,882	6%
American Indian and Alaska Native alone	316	1%	2,335	1%	333,346	1%
Asian alone	458	2%	6,568	2%	3,697,513	10%
Native Hawaiian and Other Pacific Islander alone	34	0%	286	0%	116,961	0%
Some other race alone	3,325	11%	15,312	6%	5,682,241	15%
Two or more races	965	3%	8,479	3%	1,607,646	4%
<b>Total Population</b>	<b>24,297</b>		<b>246,681</b>		<b>33,871,648</b>	

<b>Hispanic or Latino Population</b>	<b>City</b>		<b>County</b>		<b>State</b>	
Total	6,735	23%	40,196	15%	10,966,556	29%

<b>Average Household Size</b>	<b>City</b>		<b>County</b>		<b>State</b>	
All households	2.73		2.49		2.87	
Hispanic or Latino Households	4.00		3.56		4.06	

**Appendix E-3  
Household Income**

Income Level	2000 Census		2010-2012 ACS	
	# Households	Percent	# Households	Percent
Less than \$10,000	839	9.8%	471	4.1%
\$10,000 to \$14,999	518	6.0%	333	2.9%
\$15,000 to \$24,999	1,106	12.9%	1,104	9.6%
\$25,000 to \$34,999	1,339	15.6%	1,333	11.6%
\$35,000 to \$49,999	1,592	18.6%	1,897	16.5%
\$50,000 to \$74,999	1,712	20.0%	2,517	21.9%
\$75,000 to \$99,999	811	9.5%	1,195	10.4%
\$100,000 to \$149,999	453	5.3%	1,563	13.6%
\$150,000 to \$199,999	94	1.1%	632	5.5%
\$200,000 or more	117	1.4%	448	3.9%
<b>Total</b>	<b>8,581</b>	<b>100.0%</b>	<b>11,495</b>	<b>100.0%</b>

Sources: 2000 US Census, Summary File #3; 2010-2012 American Community Survey (US Census)

**Household Income by Income Group 2000**

Income Group	% AMI *	Upper Threshold **	# Households	Percent
Extremely Low	0 - 30%	\$12,700	1,119	13%
Very Low	31 - 50%	\$21,200	924	11%
Low	51 - 80%	\$33,900	1,612	19%
Median	100%	\$42,428		
Moderate	81 - 120%	\$50,900	1,801	21%
Above Moderate	121%+	N/A	3,125	36%
<b>Total Households/Race</b>			<b>8,581</b>	

\* AMI = Area (San Luis Obispo County) Median Income as reported in 2000 US Census Profile for San Luis Obispo County

\*\* All figures except the Median Income are rounded to the nearest \$100.

**Household Income by Income Group 2010-2012**

Income Group	% AMI *	Upper Threshold **	# Households	Percent
Extremely Low	0 - 30%	\$17,200	1,047	9%
Very Low	31 - 50%	\$28,700	1,261	11%
Low	51 - 80%	\$46,000	2,324	20%
Median	100%	\$57,441		
Moderate	81 - 120%	\$68,900	2,318	20%
Above Moderate	121%+	N/A	4,544	40%
<b>Total Households/Race</b>			<b>11,495</b>	

\* AMI = Area (San Luis Obispo County) Median Income as reported in 2010-2012 American Community Survey for SLO County

\*\* All figures except the Median Income are rounded to the nearest \$100.

**Appendix E-4  
Employment**

Sector	2000		2010-2012	
	Persons	Pct	Persons	Pct
Agriculture, forestry, fishing and hunting, mining	527	5%	708	5%
Construction	926	9%	795	6%
Manufacturing	1,324	13%	1,539	11%
Wholesale Trade	201	2%	304	2%
Retail Trade	1,154	11%	2,130	15%
Transportation and warehousing and utilities	368	4%	379	3%
Information	186	2%	360	3%
Finance, Insurance, real estate, and rental and leasing	440	4%	524	4%
Professional, scientific, management, administrative, and waste management services	653	6%	1,248	9%
Educational, health and social services	1,916	19%	2,252	16%
Arts, entertainment, recreation, accommodation and food services	961	10%	1,541	11%
Other services (except public administration)	631	6%	428	3%
Public administration	812	8%	1,553	11%
<b>Total</b>	<b>10,099</b>	<b>100%</b>	<b>13,761</b>	<b>100%</b>

Source: 2000 Census Profile; 2010-2012 American Community Survey

## Appendix F-1 Residential Rent and Vacancy Status February 2014

### MULTI-FAMILY UNITS

Complex	Address	# DU	Phone	Manager	Vac	Studio		1 bedroom		2 bedroom		3 Bedroom	
						sf/notes	Rent	sf/notes	Rent	sf/notes	Rent	sf/notes	Rent
Alder Creek		96	239-7700	Mimi Zwart	7			660 sf	1225	816 sf	1350		
Clifton Apts		44	239-9566	Gwen Erskine	0	400	550	500 sf	625	650 sf	725		
Dry Creek		400	238-4080	Darlene Silva	0					850 sf	1025-1075		
Grandview	240 Spring	54	238-5737	Lloyd Hackett	3			700 sf	750	800 sf	850	975 sf	950
Laguna Terrace	3408 Spring	40	239-4161	Heather Murphy	5					750 - 800sf	1000		
Villa Robles	611 - 10th	31	237-9730	Lisa Pugh	0	600	800	800 sf	875	1100 sf	975		
Villa del Rio	94 Rio Court	80	237-0788	Helen Singley	0						1025-1175		
Manzanita		147	237-9730	Lisa Pugh		400-500 sf	600-800	600-800 sf	700-900	800-1100 sf	800-1200	1000-1500 sf	1200-1400
Jackie Bryant		30	238-0873	Jackie	1				750		900		
Turn-Key		100	239-0795	Julie Reece	0				700-775		800-950		1100-1200

### SINGLE FAMILY RENTAL RATES

Manzanita	2 BR		1000-1700	3 BR	1200-2100
Suite One	2 BR		1100-1300	3 BR	1500-1700
Turn-Key	2 BR		1200-1400	3 BR	1400-2000
Erskine	2 BR		900-1000	3 BR	1300



**Appendix F-3**  
**Income and Market Rent**  
 February 2014

Income Group	% of Median	Household (HH) Size and Annual Income																	
		1 person/HH		2 persons/HH		3 persons/HH		4 persons/HH		5 persons/HH		6 persons/HH							
		Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent	Income	Max Rent						
<b>Extremely Low</b>	<b>30</b>	15,850	400	18,100	450	20,350	510	22,600	570	24,450	610	26,250	660						
	40	21,600	540	24,600	620	27,700	690	30,800	770	33,300	830	35,700	890						
<b>Very Low</b>	<b>50</b>	26,400	660	30,200	760	33,950	850	37,700	940	40,750	1,020	43,750	1,090						
	60	32,300	810	37,000	930	41,600	1,040	46,200	1,160	49,900	1,250	53,600	1,340						
	70	37,700	940	43,100	1,080	48,500	1,210	53,900	1,350	58,200	1,460	62,500	1,560						
<b>Low</b>	<b>80</b>	42,250	1,060	48,250	1,210	54,300	1,360	60,300	1,510	65,150	1,630	69,950	1,750						
<b>Median</b>	<b>100</b>	53,900	1,570	61,600	1,800	69,300	2,020	77,000	2,250	83,150	2,430	89,300	2,600						

Max Rent is monthly rent equal to 30% of household income for incomes at 80% or less of Median and 35% for Median Income households.

Rental Type	Rent Range *	Persons per HH	ELI Affordability	VLI Affordability	LI Affordability
Studio apartment rent range	400-800	1 - 2	Yes	Yes	Partial **
1 bedroom apartment rent range	625-1225	1 - 2	No	Partial **	Partial **
2 bedroom apartment rent range	850-1350	2 - 4	No	Partial **	Partial **
2 bedroom house rent range	1000-1700	2 - 5	No	Partial **	Partial **
3 bedroom house rent range	1200-2100	3 - 6	No	No	Partial **

\* Prices are from February 2011

\*\* "Partial" means that a portion of the rental market is affordable to an income group

ELI = Extremely Low Income; VLI = Very Low Income; LI = Low Income

**Appendix G**  
**Paso Robles' Subsidized Housing: Inventory and Preservation Analysis**

**I INVENTORY**

1. Oak Park Apartments, 3201 Pine Street

This project was built in 1941, by the Public Housing Administration (PHA), on a 25 (gross) acre site as wartime housing for Camp Roberts Army personnel. In 1953, pursuant to the National Housing Act of 1950, it was conveyed to the Paso Robles Housing Authority to be used for low income housing under the condition that it operate under PHA (later HUD) regulations for low income housing for 40 years.

On June 1, 2010, the City approved a development plan by which the existing 148 family apartment units would be replaced with 302 new family apartments in 4-5 phases. The General Plan Land Use Category for the site is Residential, Multi-Family, 12 units per acre; zoning is R-3. A density bonus and other zoning incentives were granted. In 2012, the Housing Authority executed a Disposition Agreement with HUD to remove Oak Park from the Public Housing Program and its operating subsidy. Tenants of the existing units have tenant-based Section 8 vouchers.

Phase One consists of 80 units of which 39 units will be new inventory and 41 units will replace existing units. Construction of Phase One was commenced in early 2013 and is scheduled to be complete in mid-2014. The primary form of financing for Phase One is Federal 9% tax credits, which require a 55 year affordability covenant that commences upon placement of the units in service in 2015. Additionally, site-based Section 8 assistance will be provided to Phase One. Units in Phase One will be targeted for income groups as follows: Extremely Low Income – 8 units; Very Low Income – 48 units, and Low Income (up to 60% of Area Median Income) – 24 units. Unit types by number of bedrooms are: 8 one-bedroom; 44 two-bedroom; 26 three-bedroom; and 2 four-bedroom.

In March 2014, the Housing Authority applied for Federal Tax 9% Credits for Phase Two, which consists of 70 units of which 23 units will be new inventory and 47 units will replace existing units. Tax credit financing will require a 55 year affordability covenant that commences upon placement of the units in service. Upon completion of Phase Two, 150 new units will essentially replace the original 148 units. Additionally, site-based Section 8 assistance will be provided to Phase Two.

Owner: Paso Robles Housing Authority  
P.O. Box 817  
Paso Robles, CA 93447  
Contact: Paso Robles Housing Authority  
Telephone: (805) 238-4015  
Email: info@pasoroblesha.org

2. Hacienda Del Norte Apartments, 529 - 10th Street

Type of Tenants: Lower and very low income elderly  
Number of Units: 44  
Bedrooms/Unit: 20 studio; 24 one-bedroom  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4  
Site net acreage: 1.0  
Completion Date: 12/28/76 (electrical tags)

Assistance Type #1: HUD § 221(d) (3) Market Rate  
Contract Approved: 10/21/77  
Contract Expires: 10/21/17  
Prepayment Eligibility: 10/21/97

This assistance type, which consisted of an FHA-insured mortgage to a private limited-dividend developer for the construction of rental housing for low and moderate income households, was prepaid on 12/03/03.

Assistance Type #2: HUD §8 Loan Management Set-Aside/Rent Supplement  
Conversion  
Contract Approved: 08/31/14 (pending)  
Contract Expires: 09/01/19

This Section 8 program reserves Housing Assistance Payments (HAP's) for additional assistance to HUD-insured mortgages to enable existing projects to raise their rents high enough to meet operating expenses. The term of the HAP contract is for 5 years with a renewal option up to a maximum of 15 years. Staff spoke with Mike Force of Westcal Management (916-348-1188) on 08/19/14 and learned that they are finishing a renewed contract for an additional 5 years for this assistance.

Owner: Hacienda Del Norte Associates  
c/o Westcal Management  
6036 Rutland Drive  
Carmichael, CA 95608  
Contact: Manager  
Telephone: (805) 238-5793  
Email: haciendadn@yahoo.com

3. Creston Gardens Apartments, 1255 Creston Road

Type of Tenants: Lower and very low income families  
Number of Units: 60  
Bedrooms/Unit: 51 two-BR, 9 three-BR  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4  
Site net acreage: 4.6  
Completion Date: 01/09/79 (electrical tags)

Assistance Type: USDA Rural Development §515  
Contract Approved: 08/01/90 (rehabilitation loan) \*  
Contract Expires: 08/01/40 (50 years)  
Prepayment Eligibility: 08/01/10 (20 years) only if a Finding can be made that there is no need for low income housing in the City.

\* NOTE: Original construction loan was approved on 03/23/79; it expires on 03/23/19 and would be eligible for prepayment on 03/23/99. However, the rehabilitation loan protects the project from conversion until 2010.

On April 25, 2014, City staff spoke with Ginger Toomer at Creston Management (238-7626) and learned that the owners have applied for prepayment, but are negotiating with two nonprofit buyers that are interested in continuing the affordability restrictions.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low— and moderate—income persons, the elderly and the disabled.

Owner: OGO Apartments of Paso Robles LLC  
730 Park Street  
Paso Robles, CA 93446  
Contact: Manager  
Telephone: (805) 238-6445

4. Riverview Apartments, 149 Olive Street

Type of Tenants: Lower and very low income families  
Number of Units: 48  
Bedrooms/Unit: 16 one-BR, 16 two-BR, 16 three-BR  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4  
Site net acreage: 2.9  
Completion Date: 11/05/82 (certificate of occupancy)

Assistance Type: USDA Rural Development §515  
Contract Approved: 02/26/82  
Contract Expires: 02/26/32 (50 years)  
Prepayment Eligibility: 02/26/02 (20 years) only if a finding can be made that there is no need for low income housing in the City.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low- and moderate-income persons, the elderly and the disabled.

On April 28, 2014, City staff spoke with Fred Smith of the USDA Rural Development Agency's Visalia office (559-734-8732) who reported that the owners did not pursue any prepayment eligibility to become market rate in 2002, and have no intention of converting the complex to market rate apartments.

Owner: Paso Robles Investors  
DBA River View Apartments  
P.O. Box 30316  
Lansing, MI 48909  
Contact: Manager  
Telephone: (805) 238-7439  
Email: riverview@kmgprestige.com

5. Paso Robles Gardens Apartments. 540 Simms Avenue

Type of Tenants: Lower and very low income families  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-3  
Number of Units: 26  
Site net acreage: 1.5  
Bedrooms/Unit: 12 two-BR flats, 9 two-BR townhouse, 5 three-BR  
Completion Date: 01/04/85 (certificate of occupancy)

Assistance Type: USDA Rural Development §515  
Contract Approved: 01/25/85  
Contract Expires: 01/25/35 (50 years)  
Prepayment Eligibility: 01/25/05 (20 years) only if a finding can be made that there is no need for low income housing in the City.

This program provides direct mortgage loans with interest rates as low as 1% to qualified individuals, profit and nonprofit corporations, partnerships, limited partnerships and state and local public agencies to purchase or construct rental projects for low- and moderate-income persons, the elderly and the disabled.

In March 2014, Domus Development filed an application for Federal Tax Credits for the purpose of acquiring and rehabilitating this project with the intent of continuing to operate it as affordable housing. On April 25, 2014, City staff spoke with Ginger Toomer at Creston Management (238-7626) and learned that the USDA has not taken any action to extend the affordability restrictions, but they are still being provided.

Owner: Palmer Trust  
c/o Palmer Roswell  
730 Park Street  
Paso Robles, CA 93446  
Contact: Manager  
Telephone: (805) 239-0277

6. Los Robles Terrace Apartments. 2940 Spring Street

Type of Tenants: Lower and very low income elderly and disabled  
Number of Units: 40  
Bedrooms/Unit: All units have 1 bedroom.  
GP Category: Residential Multiple Family-12 (RMF-12)  
Zoning: R-4,PD  
Site net acreage: 1.1  
Completion Date: 09/27/91 (certificate of occupancy)

A density bonus was granted as part of the approval of the development plan for this project.

Assistance Type: HUD § 202 (elderly housing) \*  
Contract Approved: 1991  
Contract Expires: 2031 (40 years)  
Prepayment Eligibility: Not eligible.

\* NOTE: Matching funds for the §202 loan were provided by a CDBG Grant in 1989 (\$499,000) and Redevelopment Low and Moderate Income Housing Funds (\$119,730).

Owner: Los Robles Terrace, Inc. / Peoples' Self-Help Housing Corp.  
Address: 3533 Empleo Street  
San Luis Obispo, CA 93401  
Contact: Manager  
Telephone: (805) 239-1081  
Email: losroblesterrace@pshhc.org

7. Canyon Creek Apartments, 400 Oak Hill Road

Type of Tenants: Lower and very low income families  
Number of Units: 68  
Bedrooms/Unit: 32 two-bedroom, 34 three-bedroom  
GP Category: Residential Multiple Family-8 (RMF-8)  
Zoning: R-2,PD  
Site net acreage: 5.9  
Completion Date: Last Certificate of Occupancy: 12/05/06

A density bonus and other incentives were granted as part of the approval of the development plan for this project.

Assistance Types:

Federal Tax Credit Equity: \$10.1 million  
Rural Communities Assistance Corporation Loan: \$1.5 million  
USDA Section 515 (Farm Labor Housing) Loan: \$1 million  
State Joe Serna Farmworker Housing Loan: \$1 million  
Paso Robles Redevelopment Agency LMIH Fund Grant: \$559,000  
HOME Funds via the County of San Luis Obispo Grant: \$550,000  
Federal Home Loan Bank AHP Grant: \$400,000  
Other sources: \$1.8 million

Several of the above funding sources required 55 year affordability covenants which expire in 2061.

Owner: Canyon Creek LP / Peoples' Self-Help Housing Corp.  
Address: 3533 Empleo Street  
San Luis Obispo, CA 93401  
Contact: Manager  
Telephone: (805) 226-0368  
Email: canyoncreek@pshhc.org

8. Creekside Gardens Apartments, 401 Oak Hill Road

Type of Tenants: Lower and very low income elderly  
Number of Units: 29  
Bedrooms/Unit: 28 one-bedroom, 1 two-bedroom  
GP Category: Residential Multiple Family-8 (RMF-8)  
Zoning: R-2,PD  
Site net acreage: 7.1  
Completion Date: February 2005

Assistance Type #1: HUD 202 (Elderly Housing)  
Contract Approved: 3/1/05  
Contract Expires: 3/1/15 (renewable annually)

In 2001 and in 2002, the Redevelopment Agency approved a grant of \$635,000 in Redevelopment Low and Moderate Income Housing (LMIH) funds to assist Peoples' Self-Help Housing Corp. develop 29 senior apartments on the northwest corner of Nicklaus Drive and Oak Hill Road. Staff spoke with Ken Trigueiro of Peoples' Self-Help Housing Corp (805-540-2453) on 08/19/14 and learned that the HUD Section 202 contract is now being renewed annually.

Owner: Oak Grove Housing Inc. / Peoples' Self-Help Housing  
Address: 3533 Empleo Street  
San Luis Obispo, CA 93401  
Contact: Manager  
Telephone: (805) 237-1509  
Email: creeksidegardens@pshhc.org

9. Chet Dotter Senior Housing, 801 28<sup>th</sup> Street

Type of Tenants: Lower and very low income elderly  
Number of Units: 40  
Bedrooms/Unit: 40 one-bedroom  
GP Category: RMF -12  
Zoning: R-3  
Site net acreage: 1.1  
Completion Date: January 2008

A density bonus and other incentives were granted as part of the approval of the development plan for this project.

Assistance Types:

Private Loan: \$2.3 million  
Paso Robles Redevelopment Agency LMIH Fund Loan: \$1.72 million  
HOME Funds via the County of San Luis Obispo Loan: \$1.3 million  
Federal Economic Development Initiative Loan: \$498,900  
Federal Home Loan Bank AHP Grant: \$569,000  
State Workforce Housing Reward Grant funds (offsites): \$40,500  
Public Housing Capital Grant (offsites): \$125,000  
Paso Robles Redevelopment Agency LMIH Fund Grant (pre-development): \$25,000

Several of the above funding sources required 55 year affordability covenants which expire in 2062.

Owner: Paso Robles Non-Profit Housing Corp.  
Manager: Paso Robles Housing Authority  
P.O. Box 817  
Paso Robles, CA 93447  
Contact: Paso Robles Housing Authority  
Telephone: (805) 238-4015  
Email: info@pasoroblesha.org

10. Hidden Creek Village, 80 Cary Street

Type of Tenants: Lower, very low, and extremely low income families  
Number of Units: 81 (one is a manager's unit)  
Bedrooms/Unit: 24 one-bedroom, 29 two-bedroom, and 29 three-bedroom  
GP Category: RMF -12  
Zoning: R-3  
Site net acreage: 6.7  
Completion Date: September 2011

A density bonus and other incentives were granted as part of the approval of the development plan for this project.

The primary financing for this project was Federal 9% tax credits, which require a 55 year affordability covenant that commences upon placement of the units in service in 2011.

Units in are targeted for income groups as follows: Extremely Low Income – 8 units; Very Low Income – 18 units, and Low Income (up to 60% of Area Median Income) – 54 units.

Owner: South River Road Associates LLC  
Manager: San Luis Obispo Non-Profit Housing Corp.  
487 Leff Street  
San Luis Obispo, CA 93401  
Telephone: (805)  
Email:

## II PRESERVATION ANALYSIS

Tables H-1 through H-6 on the following pages provide an analysis of the costs of preserving subsidized housing for use by lower and very low income households.

Table H-1 estimates the cost of replacing those subsidized housing development that are at risk of being converted to market rate rentals within the next ten years (2014-2024).

Cost factors for land, off-site improvements, and construction were based on pro formas prepared for March 2014 Federal Tax Credit applications for construction of new and replacement apartments in Oak Park Public Housing and for acquisition and rehabilitation for Paso Robles Gardens Apartments.

Table H-2 estimates the per unit and per project costs of acquiring subsidized housing. It assumes that the value of a project will be determined by market rate conditions such as rents and vacancy factors. It also assumes that some rehabilitation would be necessary.

Tables H-3 through H-6 compare the costs to the public of preserving the four subsidized projects at risk within the next 10 years with the costs of replacing them with new subsidized housing. From these tables, it can be seen that the costs to preserve these projects are significantly less than the costs to replace them. Additionally, for each project, two scenarios are presented:

1. Assuming that replaced and/or preserved units could receive the same subsidies from HUD or USDA as currently exist (which may not be likely); and
2. Assuming that replaced and/or preserved units would be rented at Fair Market Rent rates as determined annually by HUD.

It is clear that both the costs of preservation and of replacement can be further lowered if rental assistance is available.

**TABLE H-1: ESTIMATED DEVELOPMENT COSTS FOR REPLACEMENT OF ASSISTED HOUSING**

# of units, Acres, Cost Item	Hacienda del Norte	Riverview Apartments	Paso Robles Gardens	Creston Gardens
# of Units	44	48	26	60
Acres needed	1.1	3.0	1.6	3.8
Floor Area (square feet)	26,800	43,200	24,400	55,800
Land	\$1,540,000	\$1,680,000	\$910,000	\$2,100,000
Site Improvements	\$2,244,020	\$2,448,000	\$1,326,000	\$3,060,000
Construction Costs	\$3,216,000	\$5,184,000	\$2,928,000	\$6,696,000
Building and Planning Permit Fees	\$162,800	\$177,600	\$96,200	\$222,000
Development Impact Fees	\$697,092	\$760,464	\$411,918	\$950,580
Water Connection Fees	\$125,260	\$125,260	\$125,260	\$125,260
Sewer Connection Fees	\$382,800	\$417,600	\$226,200	\$522,000
School Fees	\$70,484	\$113,616	\$64,172	\$146,754
Total	\$8,438,456	\$10,906,540	\$6,087,750	\$13,822,594

**Assumptions:**

1. Acres needed: Assume 40 units/acre for senior housing (Hacienda del Norte) and 16 units/acre for family housing (returns conservative land cost).
2. Floor Areas: Assume Studio: 500 sf; 1-BR: 700 sf; 2-BR: 900 sf; 3-BR: 1,100 sf applied to same mix for each complex noted in the Inventory.
3. Land: Assume \$35,000 per unit (about \$5,000 more per unit than land valuation for Oak Park Redevelopment Phase One).
4. Site Improvements: \$51,000 per unit (includes on- and off-site improvements).
5. Construction Cost: \$120 per square foot (assumes prevailing wage rate, contingency costs and soft costs).
6. Fees: Building and Planning Permit Fees: \$3,700/unit; Development Impact Fees: \$15,843/unit (2014 rate); School Fees: \$2.63/square foot; Water Connection: \$125,260 (2014 rate for 2 inch connection); Sewer Connection: \$8,700/unit (2014 rate).
7. The pro forma for Oak Park Redevelopment, Phase One (2013) was used as the basis for all costs except Development Impact Fees, School Fees, Water Connection Fees and Sewer Connection Fees.

**TABLE H-2A: ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING**

Per Unit Annual Costs	Studio	One Bedroom	Two Bedroom	Three Bedroom
<b>Acquisition</b>				
Average Market Rent	\$ 9,768	\$ 11,292	\$ 14,580	\$ 21,480
Vacancy Loss (3%)	- \$ 293	- \$ 339	- \$ 437	- \$ 644
Net Income	\$ 9,475	\$ 10,953	\$ 14,143	\$ 20,836
Operating Expense	- \$ 5,000	- \$ 5,000	- \$ 5,000	- \$ 5,000
Net Operating Income	\$ 4,475	\$ 5,953	\$ 9,143	\$ 15,836
Value of Unit	\$ 55,938	\$ 74,413	\$ 114,288	\$ 197,950
<b>Rehabilitation</b>				
Estimated Rehab Need	\$60,000	\$ 60,000	\$ 60,000	\$ 60,000
<b>Total (Value + Rehab)</b>	<b>\$115,938</b>	<b>\$ 134,413</b>	<b>\$ 174,288</b>	<b>\$ 257,950</b>

- Fair Market Rents are assumed: \$814/studio; \$941 for one-bedroom; 1,215 for two-bedroom; and \$1,790 for three-bedroom.)
- A vacancy rate of 3% assumes that the subsidized units will be vacant at a lesser rate than for market rate units.
- Annual operating costs of \$5,000 per unit are based on an average of costs cited in pro formas in March 2014 tax credit applications for Oak Park Redevelopment and Paso Robles Gardens
- An 8% income:value ratio was assumed.

**TABLE H-2B: ESTIMATED PRESERVATION COSTS FOR ASSISTED HOUSING**

Complex	# Units - Bedroom	Preservation Costs - Subtotal	Soft costs/complex	Total Preservation Costs
Hacienda del Norte	20-S/24- 1	\$5,544,672	\$50,000	\$5,594,672
Riverview Apartments	16-1/16-2/16-3	\$9,066,416	\$50,000	\$9,116,416
Paso Robles Gardens	21-2/5-3	\$4,949,798	\$50,000	\$4,999,798
Creston Gardens	51-2/9-3	\$11,210,238	\$50,000	\$11,260,238

Example: for Hacienda del Norte, Subtotal equals (20 Studios x \$115,938) + (24 one bedrooms x \$134,413)

**TABLE H-3: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
HACIENDA DEL NORTE**

Calculation of Supportable Mortgage

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent *</b>
Total Rental Income	\$414,480	\$466,368
Vacancy Loss (3%)	- \$ 12,434	- \$ 13,991
Net Rental Income	\$402,046	\$452,377
Operating Expense	- \$220,000	- \$220,000
Net Operating Income	\$182,046	\$232,377
Available for Debt Service	\$165,496	\$211,252
Mortgage (30 years @ 5.0%)	\$2,569,100	\$3,279,400

Calculation of Public Subsidy Required for Replacement

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Replacement Cost	\$8,438,456	\$8,438,456
Supportable Mortgage	- \$2,569,100	- \$3,279,400
Public Subsidy Required	\$5,869,356	\$5,159,056

Calculation of Public Subsidy Required for Preservation

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Preservation Cost	\$5,594,672	\$5,594,672
Supportable Mortgage	- \$2,569,100	- \$3,279,400
Public Subsidy Required	\$3,025,572	\$2,315,272

\* Fair Market Rents are determined annually by HUD for San Luis Obispo County and are used as a basis for Section 8 vouchers.

Assumptions:

- Total rental income is based on the following existing rents:
- With the current HUD subsidy, the current \$785/month average rent reported by the manager on 05/02/14 would need to be maintained. ( $\$248 = [(\$721 \times 20) + (\$839 \times 24)]/44$ .)
- With rents at the current Fair Market Rent, an average rate of \$883/month could be charged. ( $\$883 = [(\$814 \times 20) + (\$941 \times 24)]/44$ .)
- A vacancy rate of 3% assumes that subsidized units will be vacant at a lesser rate than market rate units.
- Annual operating costs of \$5,000 per unit are based on an average of costs cited in pro formas in March 2014 tax credit applications for Oak Park Redevelopment and Paso Robles Gardens.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

**TABLE H-4: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
RIVERVIEW APARTMENTS**

Calculation of Supportable Mortgage

	<b>Continue Current Subsidy *</b>	<b>Fair Market Rent **</b>
Total Rental Income	\$512,064	\$757,632
Vacancy Loss (3%)	- \$ 15,362	- \$ 22,729
Net Rental Income	\$496,702	\$734,903
Operating Expense	- \$240,000	- \$240,000
Net Operating Income	\$ 256,702	\$494,903
Available for Debt Service	\$ 233,366	\$449,912
Mortgage (30 years @ 5.0%)	\$3,622,700	\$6,984,200

Calculation of Public Subsidy Required for Replacement

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Replacement Cost	\$10,906,540	\$10,906,540
Supportable Mortgage	- \$3,622,700	- \$6,984,200
Public Subsidy Required	\$7,283,840	\$3,922,340

Calculation of Public Subsidy Required for Preservation

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Preservation Cost	\$9,116,416	\$9,116,416
Supportable Mortgage	- \$3,622,700	- \$6,984,200
Public Subsidy Required	\$5,493,716	\$ 2,132,216

\* Assumes that replacement or preservation of an existing complex could be refinanced with the same subsidy provisions as the current complex.

\*\* Fair Market Rents are determined annually by HUD for San Luis Obispo County and are used as a basis for Section 8 vouchers.

Assumptions:

- Total rental income is based on the following existing rents:
- With the current USDA subsidy, the current \$889/month average rent reported by the manager on 04/29/14 would be maintained. ( $\$889 = [(\$776 \times 16) + (\$882 \times 16) + \$1,010 \times 16] / 48$ .)
- With rents at the current Fair Market Rent, an average rate of \$1,315/month could be charged. ( $\$1,315 = [(\$941 \times 16) + (\$1,215 \times 16) + \$1,790 \times 16] / 48$ .)
- A vacancy rate of 3% assumes that subsidized units will be vacant at a lesser rate than market rate units.
- Annual operating costs of \$5,000 per unit are based on an average of costs cited in pro formas in March 2014 tax credit applications for Oak Park Redevelopment and Paso Robles Gardens.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

**TABLE H-5: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
PASO ROBLES GARDENS**

Calculation of Supportable Mortgage

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent *</b>
Total Rental Income	\$218,400	\$ 413,580
Vacancy Loss (3%)	- \$ 6,552	- \$ 12,407
Net Rental Income	\$211,848	\$ 401,173
Operating Expense	- \$130,000	- \$ 130,000
Net Operating Income	\$ 81,848	\$ 271,173
Available for Debt Service	\$ 74,407	\$ 246,521
Mortgage (30 years @ 5.0%)	\$1,155,100	\$3,826,900

Calculation of Public Subsidy Required for Replacement

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Replacement Cost	\$6,087,750	\$6,087,750
Supportable Mortgage	- \$1,155,100	- \$3,826,900
Public Subsidy Required	\$4,932,650	\$2,260,850

Calculation of Public Subsidy Required for Preservation

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Preservation Cost	\$4,999,798	\$4,999,798
Supportable Mortgage	- \$1,155,100	- \$3,826,900
Public Subsidy Required	\$3,489,650	\$1,172,898

\* Assumes that replacement or preservation of an existing complex could be refinanced with the same subsidy provisions as the current complex.

\*\* Fair Market Rents are determined annually by HUD for San Luis Obispo County and are used as a basis for Section 8 vouchers.

Assumptions:

- Total rental income is based on the following existing rents:
- With the current USDA Subsidy, the current \$700/month average rent reported by the manager on 04/29/14 would be maintained. ( $\$700 = [\$682 \times 12] + \{ \$692 \times 9 \} + \{ \$757 \times 5 \} / 26.$ )
- With rents at the current Fair Market Rent, an average rate of \$1,326/month could be charged. ( $\$934 = [\$1,215 \times 12] + \{ \$1,2150 \times 9 \} + \{ \$1,790 \times 5 \} / 26.$ )
- A vacancy rate of 3% assumes that subsidized units will be vacant at a lesser rate than market rate units.
- Annual operating costs of \$5,000 per unit are based on an average of costs cited in pro formas in March 2014 tax credit applications for Oak Park Redevelopment and Paso Robles Gardens.
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

**TABLE H-6: COMPARISON OF REPLACEMENT AND PRESERVATION COSTS  
CRESTON GARDENS**

Calculation of Supportable Mortgage

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent *</b>
Total Rental Income	\$466,560	\$936,900
Vacancy Loss (3%)	- \$ 13,997	- \$ 28,107
Net Rental Income	\$452,563	\$908,793
Operating Expense	- \$300,000	- \$300,000
Net Operating Income	\$152,563	\$608,793
Available for Debt Service	\$138,694	\$553,448
Mortgage (30 years @ 5.0%)	\$2,153,00	\$8,591,500

Calculation of Public Subsidy Required for Replacement

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Replacement Cost	\$11,260,238	\$11,260,238
Supportable Mortgage	- \$2,153,000	- \$8,591,500
Public Subsidy Required	\$9,107,238	\$2,668,738

Calculation of Public Subsidy Required for Preservation

	<b>Continue Current Subsidy</b>	<b>Fair Market Rent</b>
Total Preservation Cost	\$10,544,750	\$10,544,750
Supportable Mortgage	- \$2,153,000	- \$8,591,500
Public Subsidy Required	\$8,391,750	\$1,953,250

\* Assumes that replacement or preservation of an existing complex could be refinanced with the same subsidy provisions as the current complex.

\*\* Fair Market Rents are determined annually by HUD for San Luis Obispo County and are used as a basis for Section 8 vouchers.

Assumptions:

- Total rental income is based on the following existing rents:
- With the current USDA Subsidy, the current \$648/month average rent reported by the manager on 04/29/14 would be maintained. ( $\$648 = [(\$642 \times 51) + (\$682 \times 9)]/60$ .)
- With rents at the current Fair Market Rent, an average rate of \$1,301/month could be charged. ( $\$802 = [(\$1,215 \times 51) + (\$1,790 \times 9)]/60$ .)
- A vacancy rate of 3% assumes that subsidized units will be vacant at a lesser rate than market rate units.
- Annual operating costs of \$5,000 per unit are based on an average of costs cited in pro formas in March 2014 tax credit applications for Oak Park Redevelopment and Paso Robles Gardens
- Ratio of Net Operating Income : Mortgage Payment is 1.1 : 1.0

## Appendix H



### Address

Housing Division  
1000 Spring Street  
Paso Robles, CA  
93446

### Map

### Phone

(805) 237-3970  
(805) 237-3904  
FAX

### Hours

Mon-Fri 8am to  
5pm

### E-mail

[housing@prcity.com](mailto:housing@prcity.com)

Building  
Engineering  
Housing  
Affordable Rentals  
Background  
CDBG Programs  
Demographics  
Housing Element  
Income Levels  
Programs &  
Funding  
FAQs  
Planning  
Community  
Development Home

## FREQUENTLY ASKED QUESTIONS

### What housing programs does the City provide?

This is the most frequently asked question of the Housing Division. Usually the person asking it is seeking affordable rental housing. The City maintains a list of those apartment complexes in the City that are reserved for low-income persons. Please see the Subsidized Rentals Section.

### Where can I find a list of low-income apartments?

Please see [Subsidized Rentals](#).

### What is Section 8 Rental Assistance?

Section 8 is a federal rental assistance program for low-income persons. Under this program, recipients are issued a voucher to pay the difference between 30% of their income and the "fair market rent" (as determined by HUD). Landlords accepting Section 8 vouchers must participate in the program.

### Where can I sign up for Section 8 Rental Assistance?

The [Housing Authority for the City of San Luis Obispo](#) (HASLO) administers the Section 8 Program for all jurisdictions in the County of San Luis Obispo. The number of vouchers allocated to the County is limited, and HASLO maintains a waiting list, which is only opened once every 3-4 years. For more information about the Section 8 Program, contact HASLO at (805) 543-4478.

### Does the City have any homebuyer assistance programs?

In 2010, the City is not offering any homebuyer assistance programs. The County of San Luis Obispo offers limited first-time homebuyer assistance loans for low-income persons. Interested persons should contact the [County Planning Department](#) (805) 781-5600.

### What does "first-time homebuyer" mean?

State and federal regulations governing their programs for first-time homebuyer assistance limit participants to households that have not owned a home in the three consecutive years prior to funding a new loan.

### My landlord just raised my rent; does the City have rent control?

The City does not have a rent control ordinance. Landlords are not restricted from raising rents.

### I believe that I am being discriminated against in trying to find a place to live.

Federal and State Fair Housing laws make it illegal to discriminate against any person on the basis of race, sex, color, religion, ethnicity,

### HOT TOPICS

[2014 CDBG Information](#)

[Housing Authority  
Advisory Body](#)

[Commercial/Industrial  
Status Report](#)

[Residential Activity  
Report](#)

[Uptown/Town Centre  
Specific Plan](#)

[Adopted General Plan](#)

[Zoning Information](#)

[User Fee Schedules](#)

[Major Projects List](#)

[Inspection Requests](#)

[Engineering  
Building  
Landscaping  
Site  
Water](#)

## Appendix H

national origin, ancestry, lawful occupation, familial status, disability, or age in the enjoyment of residence, land ownership, tenancy, or any other land use. If you believe that you are being treated unfairly in finding a place to live, contact the State Department of Fair Employment and Housing at 1-800-884-1864 or on the web at <http://www.dfeh.ca.gov/>

### **My landlord will not make necessary repairs, what can I do?**

The City does not provide legal advice for renters. You will have to contact a private attorney. If you qualify as a low-income household, you may call the California Rural Legal Assistance, in San Luis Obispo, at (805) 544-7994.

### **What help is there for the homeless?**

[El Camino Homeless Organization](#) (ECHO) is an Atascadero-based organization that provides shelter referrals to the homeless. They can be reached at (805) 462-3663.

[Loaves and Fishes](#) provides emergency food and motel vouchers for the needy and homeless. Their pantry is located at 2650 Spring Street, Paso Robles. They are open between 2:00 and 4:00 p.m. Monday –Friday. Their phone number is (805) 238-4742. For after-hours emergencies, please contact the Police Department at (805) 237-6464.

The Economic Opportunity Commission (EOC) was renamed [Community Action Partnership of San Luis Obispo County](#) (CAPSLO). This organization operates a homeless shelter in San Luis Obispo at 750 Orcutt Road (805) 781-3993 and a homeless day center at 43 Prado Road in San Luis Obispo (805) 786-0617. CAPSLO also has a North County Homeless Outreach Worker, who can be reached at (805) 466-5795.

[Transitional Food and Shelter, Inc.](#) operates a temporary, emergency shelter program for homeless persons too ill, injured or disabled to be in an overnight homeless shelter. If you are such a person, ask your caseworker to refer you to this program. If you do not have a caseworker, contact the Economic Opportunity Commission (EOC) at 466-5795. You must be screened and referred by an agency to get into the program. If you want to volunteer with and/or donate to Transitional Food and Shelter, Inc., a nonprofit organization, call President Pearl Munak at 238-7056.

The [North County Women's Resource Center](#) operates shelters for abused women and children in Paso Robles and Atascadero. They can be reached at (805) 461-1338.

The Second Baptist Church, at 1937 Riverside Avenue, provides meals, showers and donated clothing to the homeless. Call (805) 238-2011.

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## Appendix I

ORDINANCE NO. 976 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE TO ESTABLISH  
CHAPTER 21.21, SECTION 21.21.150 – EMERGENCY HOMELESS SHELTERS  
(CODE AMENDMENT 11-002)

---

WHEREAS, in 2007 the State legislature enacted SB 2 which requires local jurisdictions to incorporate policies into their General Plan - Housing Elements to allow establishment of Emergency Homeless Shelters, Transitional and Supportive Housing “by right” in specified zoning districts and to amend their zoning ordinances to implement such policies; and

WHEREAS, the City Council adopted a General Plan - Housing Element Update in June 2011, which includes Action Item 9, which calls for the City to adopt an ordinance to implement SB 2 to provide that emergency homeless shelters may be permitted by right (without a conditional use permit) in the Riverside Corridor (RC) zoning district in the Uptown/Town Centre Specific Plan and in the Planned Industrial (PM) zoning district at Sherwood Industrial Park, to provide that emergency homeless shelters shall be only subject to the same development and management standards that apply to other permitted uses within these zoning districts, and to provide that transitional and supportive housing are a residential use subject to only those restrictions that apply to other residential uses of the same type in the same zoning district; and

WHEREAS, SB 2 requires that where Emergency Homeless Shelters are to be permitted “by right”, they shall not be subject to more stringent development standards than standards applicable to other permitted land uses in the same zoning district(s) where they are permitted; and

WHEREAS, in compliance with SB 2 and the 2011 Housing Element, Transitional and Supportive Housing are proposed to be incorporated into the Zoning Code “by right” in all residential districts; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study was prepared, and it was determined that this project could not result in significant environmental impacts. Therefore, a draft Negative Declaration was adopted for this project; and

WHEREAS, at its meeting on October 25, 2011, the Planning Commission conducted a public hearing on the proposed Code Amendment and took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. In accordance with CEQA, recommended the City Council adopt a Negative Declaration for the proposed ordinance;
- d. Recommended that the City Council adopt the proposed ordinance, with modifications to Section 21.21.60 B. Applicability, eliminating item (b). to not permit homeless shelters in the Uptown/Town Center Specific Plan in the T-3N, T-3F, T-4N and T-4F districts with approval of a Conditional Use Permit; and modifications to Section 21.21.60 B. Site Development Standards item (4) Parking, to require one parking space per five (5) beds per facility; and

WHEREAS, at its meeting on November 15, 2011, the City Council conducted a public hearing on the proposed Code Amendment and took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this ordinance;
- b. Considered the recommendation of the Planning Commission regarding this ordinance and concurred with the Planning Commission’s recommendation to not include homeless shelters in the Uptown/Town Center Specific Plan in the T-3N, T-3F, T-4N and T-4F districts with an approved Conditional Use Permit, and to also require one parking space per five (5) beds per facility;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Based on its independent judgment and in accordance with CEQA, the City Council adopted a Negative Declaration for this ordinance.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, hereby finds as follows:

1. The above stated facts of this ordinance are true and correct.

## Appendix I

2. This ordinance is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** Chapter 21.08 Definitions of the El Paso de Robles Zoning Code is hereby amended to incorporate the following definitions:

- a. 21.08.247 – Emergency Homeless Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of 180 day per calendar year or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e).
- b. 21.08.426 – Supportive Housing. Housing with no limit on length of stay, that is occupied by the clients of social services, such as persons with medical or mental health conditions, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health and Safety Code 50675.14(b). This definition excludes housing for half-way houses intended for occupancy by parolees or convicted persons and living groups.
- c. 21.08.446 – Transitional Housing/Transitional Housing Development. Buildings configured as rental housing developments, but operated under program requirements (per Health and Safety Code 50675.2(h) that call per for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health and Safety Code 50675.2(h). This definition excludes housing for half-way houses intended for occupancy by parolees or convicted persons and living groups.

**SECTION 2:** Table 21.16.200, Subsection B. Residential, is hereby amended to read as shown in Exhibit A.

**SECTION 3:** Section 21.21.150, Emergency Homeless Shelters, is hereby established, to read as follows:  
Section: 21.21.160

- A. Purpose. The purpose and intent of this section is to identify zones where emergency homeless shelters may be permitted "by right", and zones where they may be established with approval of a Conditional Use Permit, in compliance with Senate Bill 2 (Statutes of 2007) and the General Plan - Housing Element. For applicable zoning and permit requirements, see Chapter 21.16, Table 21.16.200 of this Title, and the Uptown/Town Center Specific Plan, Chapter 5 Development Code, Table 5.3.1.
- B. Applicability.
  1. Within the Uptown/Town Center Specific Plan in the Riverside Corridor (RC) District, emergency shelters shall be subject to approval of a Site Plan in accordance with Section 21.23B.030.B.
  2. Elsewhere in the City in the PM District on Commerce Way, Sherwood Road, Fontana Road, and Linne Road, emergency homeless shelters shall be subject to approval of a Site Plan in accordance with Section 21.23B.030.B.
- C. Site Development Standards
  1. Maximum Number of Persons/Beds. Emergency homeless shelters may have a maximum of 50 beds/persons for overnight occupants per facility.
  2. Operator.
    - a. Each shelter shall be operated by a responsible agency or organization, with experience in managing and/or providing social services.
    - b. Staff and services shall be provided to assist residents to obtain permanent shelter and provide referral information and/or services for health or mental health services, educational opportunities, job training/employment and life skills training.
    - c. There shall be at least one on-site supervisor per 25 persons during the hours of operation.
    - d. Operators shall maintain a log of occupants which may be reviewed by the City at any time to assure compliance with Subsection B.7.

## Appendix I

3. **Concentration of Use.** No emergency homeless shelters shall be established within 300 feet of another emergency shelter.
4. **Parking.** One vehicle parking space and one secured bicycle parking space per 5 beds shall be provided on-site.
5. **Outdoor Use Area.** Outdoor intake and outdoor recreation areas may only be used between 4 pm and 7 pm. Loitering shall not be permitted on the shelter site or on sidewalks, streets, or adjacent to, or in the vicinity of, the shelter.
6. **Hours of Operation.** Occupants shall be permitted entry beginning at 4 pm (except children may enter at 3 pm for study hours if provided by shelter services). Occupants shall leave the premises by 8 am the following morning.
7. **Length of Stay.** Individuals and families may not stay at an emergency homeless shelter for more than a total of 180 days per calendar year.
8. **Lighting.** Exterior lighting may be installed for security purposes. Lighting shall be directed away from adjacent properties, and shall be shielded and downcast consistent with Section 21.21.040 (H).
9. **Outdoor Cleanliness.** The outdoor areas (yards) of shelters and surrounding areas shall be kept clean and free of debris, litter, and storage personal effects shall not be stored outdoors.
10. **Security.** Security systems shall be installed prior to issuance of certificate of occupancy. Security systems shall include an alarm system to detect unrecorded or unauthorized entry or exiting of a facility, and a camera surveillance system which shall be installed in locations to the satisfaction of the Police Chief.
11. **Uptown/Town Center Specific Plan.** Emergency homeless shelters proposed in the Riverside Corridor (RC) zone shall comply with site development standards of the RC zone, Section 5.5.8 in the Uptown/Town Center Specific Plan, except for parking requirements, which shall be provided in compliance with subsection (C) (4), above.

**SECTION 4: Publication.** The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with section 36933 of the Government Code.

**SECTION 5: Severability.** If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

**SECTION 6: Inconsistency.** To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

**SECTION 7: Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on November 15, 2011, and passed and adopted by the City Council of the City of El Paso de Robles on the 6th day of December, 2011 by the following roll call vote, to wit:

AYES: Strong, Hamon, Gilman, Steinbeck, Picanco  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

---

Duane Picanco, Mayor

---

Caryn Jackson, Deputy City Clerk

Appendix I

- 3. Concentration of Use. No emergency homeless shelters shall be established within 300 feet of another emergency shelter.
- 4. Parking. One vehicle parking space and one secured bicycle parking space per 5 beds shall be provided on-site.
- 5. Outdoor Use Area. Outdoor intake and outdoor recreation areas may only be used between 4 pm and 7 pm. Loitering shall not be permitted on the shelter site or on sidewalks, streets, or adjacent to, or in the vicinity of, the shelter.
- 6. Hours of Operation. Occupants shall be permitted entry beginning at 4 pm (except children may enter at 3 pm for study hours if provided by shelter services). Occupants shall leave the premises by 8 am the following morning.
- 7. Length of Stay. Individuals and families may not stay at an emergency homeless shelter for more than a total of 180 days per calendar year.
- 8. Lighting. Exterior lighting may be installed for security purposes. Lighting shall be directed away from adjacent properties, and shall be shielded and downcast consistent with Section 21.21.040 (H).
- 9. Outdoor Cleanliness. The outdoor areas (yards) of shelters and surrounding areas shall be kept clean and free of debris, litter, and storage personal effects shall not be stored outdoors.
- 10. Security. Security systems shall be installed prior to issuance of certificate of occupancy. Security systems shall include an alarm system to detect unrecorded or unauthorized entry or exiting of a facility, and a camera surveillance system which shall be installed in locations to the satisfaction of the Police Chief.
- 11. Uptown/Town Center Specific Plan. Emergency homeless shelters proposed in the Riverside Corridor (RC) zone shall comply with site development standards of the RC zone, Section 5.5.8 in the Uptown/Town Center Specific Plan, except for parking requirements, which shall be provided in compliance with subsection (C) (4), above.

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AYES: Strong, Hamon, Gilman, Steinbeck, Picanco  
NOES:  
ABSTAIN:  
ABSENT:

  
Duane Picanco, Mayor

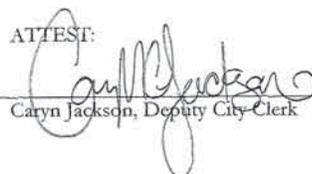
ATTEST:  
  
Caryn Jackson, Deputy City Clerk

EXHIBIT A

Excerpt from TABLE 21.16.200  
(Subsection B – Residential Uses)

NOTES:

1. Additions are shown in **bold text**; deletions are shown in ~~strike-through text~~.
2. Land uses have been re-ordered alphabetically from previous versions.

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
...																			
<b>B. Residential</b>																			
1. Boardinghouse, roominghouse	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
2. Caretaker residence accessory to a business																			
a. one per business	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P
b. more than one per business	C	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	C	C
3. Convalescent care facilities/nursing homes	N	N	N	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N
4. Detached accessory buildings:																			
a. Second units for related senior citizens per Chapter 21.16D (accessory to single family only)	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P
b. Guest house without kitchen facilities (accessory to single family only)	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P
c. Non-dwelling accessory buildings (garages, storage sheds, etc.) as primary uses on a lot. Exception: a common lot with accessory structures may be created for condominium development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
d. Recreational Vehicle Shelters within interior side yard or rear yard setback and/or within building separation per Section 21.20.240	N	N	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
5. Domestic violence center	N	N	N	P	P	N	P	P	N	N	N	N	N	N	N	N	N	N	N

ZONING DISTRICT																			
LAND USE	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
6. Emergency Shelters (as defined by Section 21.08.247)																			
* Only in Commerce Industrial Park (on properties facing Sherwood Road, Commerce Way, Fontana Road, and Linne Road	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	P*	N	N	N
7. Employee Housing as described, defined, and regulated by the State Employee Housing Act (California Health and Safety Code Sections 17000 et seq. and subject to issuance of an Employee Housing Permit by the California Department of Housing and Community Development, Codes and Standards Division.																			
a. Employee Housing per Section 17021.5 of the California Health and Safety Code for 6 or fewer employees.	P*	P*	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
* Employee Housing is not permitted on properties within the Airport Land Use Plan.																			
b. Employee Housing per Section 17021.6 of the California Health and Safety Code consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.	P*	P*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
* Employee Housing is not permitted on properties within the Airport Land Use Plan.																			
8. Group Care Homes (as defined by Section 21.08.217)	N	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
9. Home occupation business per Section 21.23.070	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

ZONING DISTRICT																				
LAND USE	AG	RA	R1	R2	R3	R30	R4	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
10. Living Groups (as defined by Section 21.08.265)	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
11. Mobile homes (1 per lot):																				
a. As permanent dwellings	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. As temporary caretaker units during construction of a permanent building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
12. Mobile home parks	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N
13. Multiple family (2 or more residential units per lot as a primary land use)	N	N	N	P	<del>P</del> P	P	P	P	P	C	N	N	N	N	N	N	N	N	N	N
<del>* C in the area between 18th and 24th Streets and between Highway 101 and railroad.</del>																				
14. Residential care facilities (for elderly, handicapped, etc.):																				
a. 6 and fewer residents	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P
b. More than 6 residents	N	N	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
15. Single family dwelling (detached, attached, condominium/townhouse unit)																				
* DRC approval required (See Section 21.18.090)	P	P	P	P	P	P	P	P	P	P*	N	N	N	N	N	N	N	N	N	P***
** C if lot less than 1 acre (See Section 21.16F.020)																				
16. Supportive housing (as defined in Section 21.08.426)	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
17. Transitional housing (as defined in Section 21.08.446)	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
...																				

**Appendix J-1**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Above Moderate Income**  
December 2013

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
<b>Finished Lots</b>							
008-091-039	RSF-4	R1,PD	0.24	vacant finished lot	0	1	
008-091-048	RSF-4	R1,PD	0.25	vacant finished lot	0	1	
008-151-053	RSF-4	R1,B2	0.68	vacant finished lot	0	1	
008-213-011	RSF-4	R1	0.76	vacant finished lot	0	1	
008-213-014	RSF-4	R1	0.17	vacant finished lot	0	1	
008-271-004	RSF-4	R1	0.12	vacant finished lot	0	1	
008-271-019	RSF-4	R1	0.42	vacant finished lot	0	1	
008-271-022	RSF-4	R1	0.21	vacant finished lot	0	1	
008-301-014	RSF-4	R1	0.15	vacant finished lot	0	1	
008-304-017	RSF-4	R1	0.08	vacant finished lot	0	1	
008-341-031	RSF-4	R1,B2	0.36	vacant finished lot	0	1	
008-341-046	RSF-4	R1,B2	0.45	vacant finished lot	0	1	
008-361-028	RSF-4	R1,B2	0.96	vacant finished lot	0	1	
008-382-013	RSF-1	R1,PD1.1	0.90	vacant finished lot	0	1	
008-382-013	RSF-1	R1,PD1.1	0.89	vacant finished lot	0	1	
008-382-014	RSF-1	R1,PD1.1	1.04	vacant finished lot	0	1	
008-382-016	RSF-1	R1,PD1.1	0.61	vacant finished lot	0	1	
008-382-017	RSF-1	R1,PD1.1	0.70	vacant finished lot	0	1	
008-382-018	RSF-1	R1,PD1.1	0.76	vacant finished lot	0	1	
008-382-019	RSF-1	R1,PD1.1	0.75	vacant finished lot	0	1	
008-382-020	RSF-1	R1,PD1.1	0.69	vacant finished lot	0	1	
008-382-021	RSF-1	R1,PD1.1	0.83	vacant finished lot	0	1	
008-382-023	RSF-1	R1,PD1.1	0.66	vacant finished lot	0	1	
008-382-024	RSF-1	R1,PD1.1	0.40	vacant finished lot	0	1	
008-382-025	RSF-1	R1,PD1.1	0.43	vacant finished lot	0	1	
008-382-026	RSF-1	R1,PD1.1	0.50	vacant finished lot	0	1	
008-382-027	RSF-1	R1,PD1.1	0.58	vacant finished lot	0	1	
008-382-029	RSF-1	R1,PD1.1	0.62	vacant finished lot	0	1	
008-382-030	RSF-1	R1,PD1.1	0.62	vacant finished lot	0	1	
008-382-031	RSF-1	R1,PD1.1	0.71	vacant finished lot	0	1	
008-382-032	RSF-1	R1,PD1.1	0.85	vacant finished lot	0	1	
008-382-033	RSF-1	R1,PD1.1	0.93	vacant finished lot	0	1	
008-431-014	RSF-1	R1,B2	1.03	vacant finished lot	0	1	
008-431-021	RSF-1	R1,B4	0.94	vacant finished lot	0	1	
008-431-053	RSF-1	R1,B4	1.04	vacant finished lot	0	1	
008-431-054	RSF-1	R1,B4	1.09	vacant finished lot	0	1	
008-431-056	RSF-1	R1,B4	1.09	vacant finished lot	0	1	
008-431-057	RSF-1	R1,B4	1.10	vacant finished lot	0	1	
008-431-058	RSF-1	R1,B4	0.99	vacant finished lot	0	1	
008-431-059	RSF-1	R1,B4	1.03	vacant finished lot	0	1	
008-431-061	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
009-013-012	RSF-4	R1	2.18	vacant land	0	1	steep slopes
009-013-013	RSF-4	R2	3.84	vacant land	0	1	steep slopes
009-014-016	RSF-2	R1,B3,PD	1.02	vacant finished lot	0	1	
009-021-053	RSF-4	R1	1.55	vacant finished lot	0	1	
009-021-058	RSF-4	R1	2.75	vacant finished lot	0	1	
009-072-021	RSF-4	R1,B2	0.25	vacant finished lot	0	1	
009-072-038	RSF-4	R1	0.21	vacant finished lot	0	1	
009-072-039	RSF-4	R1	0.77	vacant finished lot	0	1	
009-081-053	RSF-4	R1	0.50	vacant finished lot	0	1	
009-081-054	RSF-4	R1	0.79	vacant finished lot	0	1	
009-121-022	RSF-4	R1	0.47	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Above Moderate Income**  
December 2013

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
009-131-023	RSF-4	R1,B2	0.49	vacant finished lot	0	1	
009-132-008	RSF-4	R1,B2,PD	0.61	vacant finished lot	0	1	
009-132-013	RSF-4	R1,B2	0.29	vacant finished lot	0	1	
009-134-005	RSF-4	R1,B2	0.38	vacant finished lot	0	1	
009-134-008	RSF-4	R1,B2,PD	0.81	vacant finished lot	0	1	
009-134-009	RSF-4	R1,B2,PD	0.69	vacant finished lot	0	1	
009-181-011	RSF-4	R1	0.20	vacant finished lot	0	1	
009-182-018	RSF-4	R1	0.24	vacant finished lot	0	1	
009-182-023	RSF-4	R1	0.89	vacant finished lot	0	1	
009-182-039	RSF-4	R1	0.41	vacant finished lot	0	1	
009-182-040	RSF-4	R1	0.31	vacant finished lot	0	1	
009-183-009	RSF-4	R1	0.11	vacant finished lot	0	1	
009-183-010	RSF-4	R1	0.11	vacant finished lot	0	1	
009-191-017	RMF-8	R2	0.06	vacant finished lot	0	1	
009-221-034	RSF-4	R1	0.26	vacant finished lot	0	1	
009-221-040	RSF-4	R1	6.31	vacant land	0	1	steep slopes
009-221-048	RSF-4	R1	0.53	vacant finished lot	0	1	
009-221-049	RSF-4	R1	0.35	vacant finished lot	0	1	
009-221-050	RSF-4	R1	0.35	vacant finished lot	0	1	
009-221-051	RSF-4	R1	0.79	vacant finished lot	0	1	
009-221-052	RSF-4	R1	1.41	vacant finished lot	0	1	
009-221-053	RSF-4	R1	1.72	vacant finished lot	0	1	
009-221-054	RSF-4	R1	2.11	vacant finished lot	0	1	
009-221-055	RSF-4	R1	0.59	vacant finished lot	0	1	
009-221-056	RSF-4	R1	0.50	vacant finished lot	0	1	
009-221-057	RSF-4	R1	2.43	vacant finished lot	0	1	
009-221-065	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-066	RSF-4	R1	0.38	vacant finished lot	0	1	
009-221-067	RSF-4	R1	0.37	vacant finished lot	0	1	
009-221-068	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-071	RSF-4	R1	0.43	vacant finished lot	0	1	
009-221-072	RSF-4	R1	0.36	vacant finished lot	0	1	
009-221-073	RSF-4	R1	0.37	vacant finished lot	0	1	
009-221-074	RSF-4	R1	0.40	vacant finished lot	0	1	
009-221-075	RSF-4	R1	0.55	vacant finished lot	0	1	
009-221-076	RSF-4	R1	0.48	vacant finished lot	0	1	
009-221-077	RSF-4	R1	0.50	vacant finished lot	0	1	
009-221-078	RSF-4	R1	0.39	vacant finished lot	0	1	
009-222-002	RSF-4	R1	0.35	vacant finished lot	0	1	
009-222-008	RSF-4	R1	0.36	vacant finished lot	0	1	
009-232-011	RSF-4	R1	0.18	vacant finished lot	0	1	
009-241-043	RSF-4	R1	0.30	vacant finished lot	0	1	
009-241-054	RSF-4	R1	0.96	vacant finished lot	0	1	
009-391-027	RSF-4	R1	0.91	vacant finished lot	0	1	
009-392-018	RSF-4	R1	0.17	vacant finished lot	0	1	
009-401-038	RSF-4	R1	0.17	vacant finished lot	0	1	
009-411-054	RSF-4	R1	0.73	vacant finished lot	0	1	
009-411-061	RSF-4	R1	1.19	vacant finished lot	0	1	
009-411-062	RSF-4	R1	1.13	vacant finished lot	0	1	
009-411-065	RSF-4	R1	0.51	vacant finished lot	0	1	
009-423-011	RSF-4	R1	0.22	vacant finished lot	0	1	
009-424-013	RSF-4	R1	0.48	vacant finished lot	0	1	
009-424-033	RSF-4	R1	0.25	vacant finished lot	0	1	
009-441-056	RSF-2	R1,B3	0.50	vacant finished lot	0	1	
009-441-059	RSF-2	R1,B3	0.34	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Above Moderate Income**  
December 2013

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
009-468-020	RSF-4	R1,PD	0.18	vacant finished lot	0	1	
009-469-043	RSF-4	R1,PD	0.20	vacant finished lot	0	1	
009-485-031	RSF-4	R1,PD	0.38	vacant finished lot	0	1	
009-502-008	RSF-4	R1	0.21	vacant finished lot	0	1	
009-516-003	RSF-4	R-1	0.42	vacant finished lot	0	1	
009-516-005	RSF-4	R-1	0.21	vacant finished lot	0	1	
009-516-007	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-516-009	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-516-012	RSF-4	R-1	0.21	vacant finished lot	0	1	
009-516-015	RSF-4	R-1	0.73	vacant finished lot	0	1	
009-516-016	RSF-4	R-1	0.39	vacant finished lot	0	1	
009-516-021	RSF-4	R-1	0.27	vacant finished lot	0	1	
009-516-023	RSF-4	R-1	0.27	vacant finished lot	0	1	
009-516-026	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-516-029	RSF-4	R-1	0.25	vacant finished lot	0	1	
009-516-030	RSF-4	R-1	0.28	vacant finished lot	0	1	
009-516-032	RSF-4	R-1	0.33	vacant finished lot	0	1	
009-516-034	RSF-4	R-1	0.33	vacant finished lot	0	1	
009-516-035	RSF-4	R-1	0.59	vacant finished lot	0	1	
009-516-040	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-516-042	RSF-4	R-1	0.25	vacant finished lot	0	1	
009-516-043	RSF-4	R-1	0.26	vacant finished lot	0	1	
009-516-045	RSF-4	R-1	0.21	vacant finished lot	0	1	
009-516-048	RSF-4	R-1	0.21	vacant finished lot	0	1	
009-516-049	RSF-4	R-1	0.50	vacant finished lot	0	1	
009-516-053	RSF-4	R-1	0.32	vacant finished lot	0	1	
009-516-057	RSF-4	R-1	0.23	vacant finished lot	0	1	
009-517-006	RSF-4	R-1	0.31	vacant finished lot	0	1	
009-517-008	RSF-4	R-1	0.24	vacant finished lot	0	1	
009-641-001	RSF-1	R1	1.05	vacant finished lot	0	1	
009-641-033	RSF-4	R1	0.38	vacant finished lot	0	1	
009-641-034	RSF-4	R1	0.29	vacant finished lot	0	1	
009-750-043	RSF-2	R1,B3,PD	1.18	vacant finished lot	0	1	
009-750-044	RSF-2	R1,B3,PD	0.81	vacant finished lot	0	1	
009-750-045	RSF-2	R1,B3,PD	0.45	vacant finished lot	0	1	
009-750-047	RSF-2	R1,B3,PD	0.54	vacant finished lot	0	1	
009-750-061	RSF-3	R1,B3,PD	0.21	vacant finished lot	0	1	
009-750-062	RSF-3	R1,B3,PD	0.21	vacant finished lot	0	1	
009-750-063	RSF-3	R1,B3,PD	0.22	vacant finished lot	0	1	
009-750-066	RSF-3	R1,B3,PD	0.27	vacant finished lot	0	1	
009-750-072	RSF-3	R1,B3,PD	0.26	vacant finished lot	0	1	
009-759-053	RSF-3	R1,PD2.7	0.25	vacant finished lot	0	1	
009-777-052	RSF-4	R1,PD	0.37	vacant finished lot	0	1	
009-815-019	RSF-4	R1	1.79	vacant finished lot	0	1	
009-818-016	RSF-4	R1,PD	0.47	vacant finished lot	0	1	
009-818-021	RSF-4	R1,PD	0.73	vacant finished lot	0	1	
009-818-024	RSF-4	R1,PD	0.42	vacant finished lot	0	1	
009-861-071	RSF-4	R1,PD	0.43	vacant finished lot	0	1	
025-011-037	RSF-2	U/46 SP	0.47	vacant finished lot	0	1	
025-011-038	RSF-2	U/46 SP	0.63	vacant finished lot	0	1	
025-016-011	RSF-3	U/46 SP	0.23	vacant finished lot	0	1	
025-031-004	RSF-1	R1,B4	1.63	vacant finished lot	0	1	
025-071-014	RSF-1	R1,B4	0.95	vacant finished lot	0	1	
025-071-020	RSF-1	R1,B4	1.06	vacant finished lot	0	1	
025-081-025	RSF-1	R1,B4	0.99	vacant finished lot	0	1	

**Appendix J-1**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Above Moderate Income**  
December 2013

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
025-111-003	RSF-1	R1,B4	1.01	vacant finished lot	0	1	
025-121-005	RSF-1	R1,B4	1.01	vacant finished lot	0	1	
025-121-006	RSF-1	R1,B4	1.01	vacant finished lot	0	1	
025-131-019	RSF-1	R1,B4	1.01	vacant finished lot	0	1	
025-151-011	RSF-1	R1,B4	0.95	vacant finished lot	0	1	
025-181-009	RSF-1	R1,B4	1.00	vacant finished lot	0	1	
025-191-018	RSF-1	R1,B4	0.99	vacant finished lot	0	1	
025-360-001	RSF-1	R1,B3	1.02	vacant finished lot	0	1	
025-360-002	RSF-1	R1,B3	1.03	vacant finished lot	0	1	
025-360-003	RSF-1	R1,B3	1.02	vacant finished lot	0	1	
025-360-004	RSF-1	R1,B3	1.01	vacant finished lot	0	1	
025-360-005	RSF-1	R1,B3	1.01	vacant finished lot	0	1	
025-360-009	RSF-1	R1,B3	1.05	vacant finished lot	0	1	
025-366-023	RSF-2	R1,B3	0.44	vacant finished lot	0	1	
025-366-028	RSF-2	R1,B3	0.80	vacant finished lot	0	1	
025-396-055	RSF-4	BASP	0.55	vacant finished lot	0	1	
025-396-056	RSF-4	BASP	0.66	vacant finished lot	0	1	
025-396-057	RSF-4	BASP	0.52	vacant finished lot	0	1	
025-396-058	RSF-4	BASP	0.54	vacant finished lot	0	1	
025-396-059	RSF-4	BASP	0.65	vacant finished lot	0	1	
025-396-060	RSF-4	BASP	0.73	vacant finished lot	0	1	
025-396-061	RSF-4	BASP	0.65	vacant finished lot	0	1	
025-396-062	RSF-4	BASP	0.52	vacant finished lot	0	1	
025-396-063	RSF-4	BASP	0.52	vacant finished lot	0	1	
025-396-064	RSF-4	BASP	0.54	vacant finished lot	0	1	
025-396-065	RSF-4	BASP	0.59	vacant finished lot	0	1	
025-403-075	RSF-2	R1,B3	0.51	vacant finished lot	0	1	
025-403-076	RSF-2	R1,B3	0.40	vacant finished lot	0	1	
025-403-077	RSF-2	R1,B3	0.47	vacant finished lot	0	1	
025-403-078	RSF-2	R1,B3	0.44	vacant finished lot	0	1	
025-411-001	RSF-1	R1,B4	1.04	vacant finished lot	0	1	
025-522-044	RSF-3	U/46 SP	0.24	vacant finished lot	0	1	
025-523-068	RSF-3	U/46 SP	0.42	vacant finished lot	0	1	
025-523-072	RSF-3	U/46 SP	0.23	vacant finished lot	0	1	
025-523-073	RSF-3	U/46 SP	0.45	vacant finished lot	0	1	
025-523-074	RSF-3	U/46 SP	0.47	vacant finished lot	0	1	
025-523-075	RSF-3	U/46 SP	0.37	vacant finished lot	0	1	
025-523-076	RSF-3	U/46 SP	0.29	vacant finished lot	0	1	
025-523-077	RSF-3	U/46 SP	0.31	vacant finished lot	0	1	
025-523-082	RSF-3	U/46 SP	0.24	vacant finished lot	0	1	
025-524-019	RSF-3	U/46 SP	0.46	vacant finished lot	0	1	
025-525-018	RSF-3	U/46 SP	0.52	vacant finished lot	0	1	
025-525-019	RSF-3	U/46 SP	0.42	vacant finished lot	0	1	
025-525-020	RSF-3	U/46 SP	0.45	vacant finished lot	0	1	
025-525-026	RSF-3	U/46 SP	0.26	vacant finished lot	0	1	
025-525-029	RSF-3	U/46 SP	0.62	vacant finished lot	0	1	
025-533-008	RSF-4	R1,PD	0.35	vacant finished lot	0	1	
025-533-044	RSF-4	R1,PD	0.26	vacant finished lot	0	1	
025-534-017	RSF-4	R1,PD	0.42	vacant finished lot	0	1	
025-534-024	RSF-4	R1,PD	0.39	vacant finished lot	0	1	
025-543-005	RSF-4	BASP	0.13	vacant finished lot	0	1	possible future street
025-543-006	RSF-4	BASP	0.13	vacant finished lot	0	1	possible future street
<b>Total</b>						<b>214</b>	

**Appendix J-1**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Above Moderate Income**  
December 2013

APN	Base LUC	Zoning	Acres	Land Use	Exist DU	Pot DU	Constraint
<b>Large Parcels Capable of Lot Splits or Subdivision</b>							
008-151-033	RSF-4	R1,B2	1.10	Single Family Dwelling on 2 lots	1	1	
008-151-036	RSF-4	R1	0.44	Single Family Dwelling on 2 lots	1	1	
008-152-013	RSF-4	R1	0.32	Single Family Dwelling on 2 lots	1	1	
008-152-015	RSF-4	R1	0.32	Single Family Dwelling on 2 lots	1	1	
008-153-008	RSF-4	R1	0.32	Single Family Dwelling on 2 lots	1	1	
008-153-011	RSF-4	R1	0.33	Single Family Dwelling on 2 lots	1	1	
008-271-014	RSF-4	R1	0.36	Single Family Dwelling on 3 lots	1	2	
008-272-001	RSF-4	R1	0.24	Single Family Dwelling on 2 lots	1	1	
008-272-009	RSF-4	R1	0.32	Single Family Dwelling on 2 lots	1	1	
008-273-008	RSF-4	R1	0.32	Single Family Dwelling on 2 lots	1	1	
008-273-011	RSF-4	R1	0.63	Single Family Dwelling on 4 lots	1	3	
008-273-014	RSF-4	R1	0.32	Single Family Dwelling on 2 lots	1	1	
008-381-010	RSF-1	R1,B3	39.22	Single Family Dwelling, vacant land	1	5	
008-431-001	RSF-1	R1,B5	8.34	vacant land	0	3	
009-391-029	RSF-4	R1	1.83	Single Family Dwelling on 2 lots	1	1	
009-392-005	RSF-4	R1	0.39	Single Family Dwelling on 2 lots	1	1	
009-392-010	RSF-4	R1	1.02	2 vacant lots	0	2	
009-511-011	RSF-4	R1	5.93	vacant land (very steep, oak-covered)	0	2	Steep, oak-covered
009-769-042	RSF-4	R1,B3	1.81	vacant land (Tr 2611-Phase 2)	0	6	Tentative Tract
025-391-003	RSF-1	BASP	1.76	Single Family Dwelling	1	1	
025-391-015	RSF-1	BASP	6.78	Single Family Dwelling, vacant land	1	1	
025-391-016	RSF-1	BASP	2.49	Single Family Dwelling	1	1	
025-391-017	RSF-1	BASP	3.44	Single Family Dwelling	1	2	
025-391-018	RSF-1	BASP	2.90	Single Family Dwelling	1	2	
025-391-019	RSF-1	BASP	2.94	Single Family Dwelling	1	2	
025-391-034	RSF-1	BASP	5.29	Single Family Dwelling, vacant land	1	1	
025-392-001	RSF-3	U/46 SP	3.07	Single Family Dwelling	1	1	
025-392-002	RSF-3	U/46 SP	4.11	Single Family Dwelling	1	1	
025-392-004	RSF-3	U/46 SP	9.12	Single Family Dwelling, vacant land	1	7	
025-392-010	RSF-3	U/46 SP	4.67	Single Family Dwelling, vacant land	1	6	
025-402-022	RSF-3	U/46 SP	6.41	Single Family Dwelling, vacant land	1	12	
025-402-023	RSF-3	U/46 SP	0.99	Single Family Dwelling	1	2	
025-402-024	RSF-3	U/46 SP	3.08	vacant land	0	6	
025-402-069	RSF-3	U/46 SP	4.44	Single Family Dwelling, vacant land	1	8	
025-402-070	RSF-3	U/46 SP	2.72	Single Family Dwelling	1	6	
025-422-012	RSF-1	BASP	4.66	Single Family Dwelling, vacant land	1	3	
025-422-013	RSF-1	BASP	3.05	Single Family Dwelling	1	1	
025-541-016	RSF-1	BASP	2.10	Single Family Dwelling	1	1	
<b>Total</b>						<b>99</b>	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
<b>Finished Lots</b>							
008-011-088	RMF-12	T4N	0.21	vacant lot (PD 12-007 Vernon - 14 lots)	0	4	
008-011-090	RMF-12	T4N	0.33	vacant lot (PD 12-007 Vernon - 14 lots)	0	4	
008-011-091	RMF-12	T4N	0.26	vacant lot (PD 12-007 Vernon - 14 lots)	0	4	
008-031-029	RMF-12	T4N	0.20	vacant lot	0	3	
008-031-030	RMF-12	T4N	0.20	vacant lot	0	3	
008-064-012	RMF-8	T3N	0.12	vacant lot	0	1	
008-064-014	RMF-8	T3N	0.12	vacant lot	0	1	
008-066-016	RMF-8	T3N	0.07	vacant lot	0	1	
008-066-017	RMF-8	T3N	0.06	vacant lot	0	1	
008-066-019	RMF-8	T3N	0.07	vacant lot	0	1	
008-152-025	RMF-8	T3N	0.07	vacant lot	0	1	
008-152-026	RMF-8	T3N	0.09	vacant lot	0	1	
008-165-009	RMF-12	T4N	0.29	vacant lot	0	6	
008-172-013	RMF-12	T4N	0.37	vacant lot	0	6	
008-226-008	RMF-12	T4N	0.16	vacant lot	0	3	
008-231-020	RMF-8	T3N	0.07	vacant lot	0	1	
008-232-014	RMF-8	T3N	0.07	vacant lot	0	1	
008-232-018	RMF-8	T3N	0.11	vacant lot	0	1	
008-234-016	RMF-8	T3N	0.08	vacant lot	0	1	
008-241-012	RMF-12	T4N	0.17	vacant lot	0	2	
008-292-015	RMF-12	T4N	0.16	vacant lot	0	3	
008-323-019	RMF-12	T4N	0.07	vacant lot	0	1	
008-391-008	RMF-8	T3N	0.36	vacant lot	0	3	
008-391-013	RMF-8	T3N	0.06	vacant lot	0	1	
008-391-024	RMF-8	T3N	0.42	vacant lot	0	1	
008-391-025	RMF-8	T3N	0.42	vacant lot	0	1	
008-391-029	RMF-8	T3N	0.15	vacant lot	0	1	
008-391-036	RMF-8	T3N	1.59	vacant lot	0	12	
009-143-018	MU12	T4F	0.13	vacant lot	0	2	
009-144-016	MU8	T3F	0.08	vacant lot	0	1	
009-192-019	RMF-8	T3N	0.06	vacant lot	0	1	
009-252-026	RMF-8	T3N	0.08	vacant lot	0	1	
009-256-025	RMF-8	T3N	0.22	vacant lot	0	2	
009-256-026	RMF-8	T3N	0.22	vacant lot	0	2	
009-256-027	RMF-8	T3N	0.22	vacant lot	0	2	
009-257-023	RMF-8	T3N	0.07	vacant lot	0	1	
009-282-020	RMF-8	T3N	0.20	vacant lot	0	2	
009-284-018	RMF-8	T3N	0.14	vacant lot	0	1	
009-284-019	RMF-8	T3N	0.10	vacant lot	0	1	
009-441-051	RMF-8	R2,B3	0.45	vacant lot	0	3	
009-451-017	RMF-8	R1,B3	0.88	vacant lot	0	5	
009-531-031	RMF-8	R2	0.19	vacant lot	0	2	
<b>Total</b>						<b>95</b>	
<b>Partially-Developed Lots</b>							
008-011-052	RMF-12	T4N	0.18	SFD	1	2	
008-011-055	RMF-12	T4N	0.19	SFD	1	2	
008-011-069	RMF-12	T4N	0.32	SFD	1	2	
008-011-079	RMF-12	T4N	0.14	SFD	1	1	
008-011-080	RMF-12	T4N	0.18	SFD	1	2	
008-011-089	RMF-12	T4N	0.23	SFD (PD 12-007 Vernon - 14 lots)	1	1	
008-031-011	RMF-12	T4N	0.19	SFD	1	2	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
008-035-017	RMF-12	T4N	0.32	SFD	1	3	
008-035-030	RMF-12	T4N	0.15	duplex	2	1	
008-061-027	RMF-12	T4N	0.19	MF 2-4, UNK bldg types	2	1	
008-065-010	RMF-8	T3N	0.25	SFD	1	1	
008-065-015	RMF-8	T3N	0.14	SFD	1	1	
008-065-023	RMF-8	T3N	0.21	SFD	1	1	
008-065-028	RMF-8	T3N	0.15	SFD	1	1	
008-066-010	RMF-8	T3N	0.14	SFD	1	1	
008-066-014	RMF-8	T3N	0.26	SFD	1	1	
008-066-015	RMF-8	T3N	0.14	SFD	1	1	
008-066-021	RMF-8	T3N	0.23	SFD	1	1	
008-071-004	RMF-12	T4N	0.20	SFD	1	1	
008-071-006	RMF-12	T4N	0.19	SFD	1	1	
008-071-007	RMF-12	T4N	0.20	SFD	1	1	
008-071-009	RMF-12	T4N	0.40	MF 2-4, UNK bldg types	2	3	
008-081-010	MU12	T4F	0.23	duplex	2	1	
008-081-015	MU12	T4F	0.38	SFD	1	3	
008-081-016	MU12	T4F	0.20	SFD	1	2	
008-081-017	MU12	T4F	0.20	SFD	1	2	
008-081-025	MU12	T4F	0.19	SFD	1	2	
008-092-016	RMF-8	T3N	0.27	SFD	1	1	
008-092-019	RMF-8	R2	0.21	SFD	1	1	
008-092-028	RMF-8	T3N	0.53	SFD	1	3	
008-092-042	RMF-8	R2	0.24	SFD	1	1	
008-152-008	RMF-8	T3N	0.37	SFD on 2 lots	1	3	
008-152-018	RMF-8	T3N	0.16	SFD	1	1	
008-152-019	RMF-8	T3N	0.16	SFD	1	1	
008-161-008	RMF-8	T3N	0.17	SFD	1	1	
008-161-010	RMF-8	T3N	0.13	SFD	1	1	
008-161-011	RMF-8	T3N	0.14	SFD	1	1	
008-161-014	RMF-8	T3N	0.16	SFD	1	1	
008-161-016	RMF-8	T3N	0.65	2 SFD	2	6	
008-162-002	RMF-8	T3N	0.16	SFD	1	1	
008-162-003	RMF-8	T3N	0.24	MF 2-4, UNK bldg types	2	1	
008-162-004	RMF-8	T3N	0.24	SFD	1	2	
008-162-007	RMF-8	T3N	0.24	SFD	1	2	
008-162-012	RMF-8	T3N	0.19	SFD	1	1	
008-162-014	RMF-8	T3N	0.15	SFD	1	1	
008-165-005	RMF-12	T4N	0.19	2 SFD	2	1	
008-165-008	RMF-12	T4N	0.16	SFD	1	2	
008-172-007	RMF-12	T4N	0.16	SFD	1	2	
008-172-008	RMF-12	T4N	0.12	SFD	1	1	
008-172-012	RMF-12	T4N	0.11	SFD	1	1	
008-172-015	RMF-12	T4N	0.16	SFD	1	2	
008-172-018	RMF-12	T4N	0.25	triplex	3	1	
008-172-020	RMF-12	T4N	0.24	SFD	1	3	
008-172-021	RMF-12	T4N	0.16	2 units	2	1	
008-172-022	RMF-12	T4N	0.16	SFD	1	2	
008-181-005	RMF-12	T4N	0.31	SFD	1	5	
008-211-004	RMF-8	T3N	0.33	SFD on 2 lots	1	1	
008-221-003	RMF-8	T3N	0.16	SFD	1	1	
008-221-004	RMF-8	T3N	0.16	SFD	1	1	
008-221-005	RMF-8	T3N	0.16	SFD	1	1	
008-221-007	RMF-8	T3N	0.16	SFD	1	1	
008-221-008	RMF-8	T3N	0.17	SFD	1	1	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
008-221-010	RMF-8	T3N	0.16	SFD	1	1	
008-222-001	RMF-8	T3N	0.16	SFD	1	1	
008-222-003	RMF-8	T3N	0.16	SFD	1	1	
008-222-007	RMF-8	T3N	0.16	SFD	1	1	
008-222-008	RMF-8	T3N	0.16	SFD	1	1	
008-222-009	RMF-8	T3N	0.16	SFD	1	1	
008-222-010	RMF-8	T3N	0.16	SFD	1	1	
008-222-011	RMF-8	T3N	0.16	SFD	1	1	
008-222-012	RMF-8	T3N	0.16	SFD	1	1	
008-224-003	RMF-8	T3N	0.16	SFD	1	1	
008-224-006	RMF-8	T3N	0.16	SFD	1	1	
008-225-005	RMF-12	T4N	0.16	SFD	1	2	
008-225-013	RMF-12	T4N	0.16	SFD	1	2	
008-227-007	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-227-008	RMF-12	T4N	0.16	SFD	1	2	
008-227-012	RMF-12	T4N	0.32	SFD on 2 lots	1	5	
008-227-013	MU12	T4F	0.16	SFD	1	2	
008-228-003	RMF-12	T4N	0.17	SFD	1	2	
008-228-006	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-228-012	RMF-12	T4N	0.19	SFD	1	2	
008-228-017	RMF-12	T4N	0.26	SFD	1	3	
008-228-019	MU12	T4N	0.17	SFD	1	2	
008-228-020	MU12	T4N	0.16	SFD	1	2	
008-231-002	RMF-8	T3N	0.16	SFD	1	1	
008-231-010	RMF-8	T3N	0.16	SFD	1	1	
008-231-011	RMF-8	T3N	0.16	SFD	1	1	
008-231-012	RMF-8	T3N	0.16	SFD	1	1	
008-231-013	RMF-8	T3N	0.26	SFD	1	2	
008-231-014	RMF-8	T3N	0.23	SFD	1	2	
008-232-002	RMF-8	T3N	0.16	SFD	1	1	
008-232-003	RMF-8	T3N	0.16	SFD	1	1	
008-232-004	RMF-8	T3N	0.48	SFD on 3 lots	1	5	
008-232-015	RMF-8	T3N	0.16	SFD	1	1	
008-232-016	RMF-8	T3N	0.13	SFD	1	1	
008-233-003	RMF-8	T3N	0.16	SFD	1	1	
008-233-012	MU8	T3F	0.20	SFD	1	1	
008-234-001	RMF-8	T3N	0.16	SFD	1	1	
008-234-002	RMF-8	T3N	0.16	SFD	1	1	
008-234-003	RMF-8	T3N	0.16	SFD	1	1	
008-234-011	RMF-8	T3N	0.16	SFD	1	1	
008-235-007	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-235-008	RMF-12	T4N	0.16	SFD	1	2	
008-235-010	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-235-011	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-235-014	RMF-12	T4N	0.32	MF 2-4, UNK bldg types	4	2	
008-236-006	RMF-12	T4N	0.32	MF 2-4, UNK bldg types (2 lots)	3	3	
008-236-007	RMF-12	T4N	0.16	SFD	1	2	
008-236-009	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-237-001	RMF-12	T4N	0.19	SFD	1	2	
008-237-002	RMF-12	T4N	0.14	SFD	1	2	
008-237-003	RMF-12	T4N	0.16	SFD	1	2	
008-237-004	RMF-12	T4N	0.16	SFD	1	2	
008-237-005	RMF-12	T4N	0.16	SFD	1	2	
008-237-008	RMF-12	T4N	0.16	SFD	1	2	
008-237-011	RMF-12	T4N	0.16	SFD	1	2	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
008-237-012	RMF-12	T4N	0.16	SFD	1	2	
008-237-016	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-237-017	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-238-001	RMF-12	T4N	0.17	SFD	1	2	
008-238-003	RMF-12	T4N	0.16	MF 2-4, UNK bldg types	2	1	
008-238-010	RMF-12	T4N	0.16	SFD	1	2	
008-238-012	RMF-12	T4N	0.16	SFD	1	2	
008-238-015	RMF-12	T4N	0.08	SFD	1	1	
008-241-003	RMF-12	T4N	0.11	SFD	1	2	
008-241-004	RMF-12	T4N	0.32	SFD	1	3	
008-241-005	RMF-12	T4N	0.11	SFD	1	1	
008-241-008	RMF-12	T4N	0.17	SFD	1	2	
008-241-010	RMF-12	T4N	0.15	SFD	1	2	
008-244-004	RMF-12	T4N	0.11	SFD	1	1	
008-244-005	RMF-12	T4N	0.11	SFD	1	1	
008-281-001	RMF-8	T3N	0.17	SFD	1	1	
008-281-002	RMF-8	T3N	0.16	SFD	1	1	
008-281-003	RMF-8	T3N	0.17	SFD	1	1	
008-281-004	RMF-8	T3N	0.16	SFD	1	1	
008-281-011	RMF-8	T3N	0.16	SFD	1	1	
008-281-012	RMF-8	T3N	0.16	SFD	1	1	
008-281-013	RMF-8	T3N	0.15	SFD	1	1	
008-281-014	RMF-8	T3N	0.32	SFD	1	3	
008-283-014	RMF-8	T3N	0.23	SFD	1	3	
008-284-003	RMF-8	T3N	0.16	SFD	1	1	
008-284-006	RMF-8	T3N	0.16	SFD	1	1	
008-285-007	RMF-12	T4N	0.17	MF 2-4, UNK bldg types (2 lots)	2	1	
008-285-009	RMF-12	T4N	0.16	SFD	1	2	
008-285-010	RMF-12	T4N	0.10	SFD	1	1	
008-285-011	RMF-12	T4N	0.10	SFD	1	1	
008-285-012	RMF-12	T4N	0.10	SFD	1	1	
008-285-014	RMF-12	T4N	0.12	SFD	1	1	
008-285-015	RMF-12	T4N	0.07	MF 2-4, UNK bldg types (2 lots)	2	1	
008-287-001	RMF-12	T4N	0.18	MF 2-4, UNK bldg types (2 lots)	2	1	
008-287-002	RMF-12	T4N	0.15	SFD	1	2	
008-287-004	RMF-12	T4N	0.16	SFD	1	2	
008-287-005	RMF-12	T4N	0.11	SFD	1	1	
008-287-013	RMF-12	T4N	0.22	SFD	1	3	
008-287-018	RMF-12	T4N	0.16	SFD	1	2	
008-288-006	RMF-12	T4N	0.15	MF 2-4, UNK bldg types	2	1	
008-288-012	RMF-12	T4N	0.16	2 SFD	2	1	
008-288-015	RMF-12	T4N	0.16	SFD	1	2	
008-291-001	RMF-12	T4N	0.21	MF 2-4, UNK bldg types (2 lots)	2	1	
008-291-002	RMF-12	T4N	0.10	SFD	1	1	
008-291-003	RMF-12	T4N	0.10	SFD	1	1	
008-291-004	RMF-12	T4N	0.11	SFD	1	1	
008-292-002	RMF-12	T4N	0.13	SFD	1	2	
008-292-003	RMF-12	T4N	0.14	duplex	2	1	
008-292-008	RMF-12	T4N	0.14	SFD	1	2	
008-292-013	RMF-12	T4N	0.21	SFD	1	3	
008-292-014	RMF-12	T4N	0.16	SFD	1	2	
008-305-007	RMF-8	R2	0.16	SFD	1	1	
008-305-010	RMF-8	R2	0.20	SFD	1	1	
008-311-005	RMF-8	R2	0.24	SFD	1	2	
008-311-007	RMF-8	R2	0.24	MF 2-4, UNK bldg types (2 lots)	2	1	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
008-311-012	RMF-8	R2	0.22	SFD	1	2	
008-312-001	RMF-8	R2	0.16	SFD	1	1	
008-312-004	RMF-8	R2/OP	0.16	SFD	1	1	
008-312-006	RMF-8	R2/OP	0.16	SFD	1	1	
008-312-008	MU8	T3F	0.15	SFD	1	1	
008-312-010	MU8	T3F	0.24	SFD	1	2	
008-313-003	MU8	T3F	0.16	SFD	1	1	
008-313-004	MU8	T3F	0.16	SFD	1	1	
008-313-006	MU8	T3F	0.12	SFD	1	1	
008-313-009	MU8	T3F	0.16	SFD	1	1	
008-313-010	MU8	T3F	0.16	SFD	1	1	
008-314-002	MU8	T3F	0.19	SFD	1	1	
008-314-013	MU8	T3F	0.29	SFD	1	2	
008-314-014	MU8	T3F	0.21	SFD	1	1	
008-314-015	MU8	T3F	0.16	SFD	1	1	
008-314-017	MU8	T3F	0.16	SFD	1	1	
008-315-001	MU8	T3F	0.16	SFD	1	1	
008-315-002	MU8	T3F	0.16	SFD	1	1	
008-315-003	MU8	T3F	0.16	SFD	1	1	
008-316-003	MU8	T3F	0.13	SFD	1	1	
008-317-001	RMF-8	R2	0.16	SFD	1	1	
008-317-002	RMF-8	R2	0.16	SFD	1	1	
008-317-004	RMF-8	R2	0.16	SFD	1	1	
008-317-008	RMF-8	R2	0.16	SFD	1	1	
008-317-011	RMF-8	R2	0.16	SFD	1	1	
008-318-003	RMF-8	R2	0.16	SFD	1	1	
008-318-004	RMF-8	R2	0.16	SFD	1	1	
008-318-012	MU8	T3F	0.16	SFD	1	1	
008-318-013	MU8	T3F	0.16	SFD	1	1	
008-318-014	MU8	T3F	0.16	SFD	1	1	
008-321-009	MU12	T4F	0.16	SFD	1	2	
008-323-001	MU12	T4F	0.17	duplex or 2 SFD	2	1	
008-323-009	DC	TC1	0.12	SFD	1	1	
008-323-011	MU12	T4F	0.16	duplex	2	1	
008-323-013	RMF-12	T4N	0.33	several res bldgs	5	1	
008-323-017	DC	TC1	0.09	SFD	1	1	
008-323-018	RMF-12	T4N	0.09	SFD	1	1	
008-325-002	RMF-12	T4N	0.20	SFD	1	2	
008-325-003	RMF-12	T4N	0.21	SFD	1	2	
008-325-004	RMF-12	T4N	0.22	duplex	2	1	
008-325-009	RMF-12	T4N	0.11	SFD	1	1	
008-325-010	RMF-12	T4N	0.18	SFD	1	2	
008-341-042	RMF-8	T3N	2.64	SFD	1	2	
008-391-001	RMF-8	T3N	0.19	SFD	1	1	
008-391-002	RMF-8	T3N	0.20	SFD	1	1	
008-391-003	RMF-8	T3N	0.25	SFD	1	2	
008-391-004	RMF-8	T3N	0.22	SFD	1	2	
008-391-005	RMF-8	T3N	1.08	SFD	1	7	
008-391-006	RMF-8	T3N	0.26	SFD	1	1	
008-391-007	RMF-8	T3N	0.30	SFD	1	1	
008-391-009	RMF-8	T3N	0.30	SFD	1	1	
008-391-011	RMF-8	T3N	0.17	SFD	1	1	
008-391-012	RMF-8	T3N	0.17	SFD	1	1	
008-391-015	RMF-8	T3N	0.32	SFD	1	2	
008-391-020	RMF-8	T3N	0.15	SFD	1	1	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
008-391-022	RMF-8	T3N	1.58	3 SFD (2 lots)	3	9	
008-391-023	RMF-8	T3N	0.43	SFD	1	2	
008-391-035	RMF-8	T3N	0.29	SFD	1	2	
009-031-011	RMF-8	R2	0.17	SFD	1	1	
009-031-013	RMF-8	R2	0.16	SFD	1	1	
009-031-018	RMF-8	R2	0.16	SFD	1	1	
009-031-020	RMF-8	R2	0.16	SFD	1	1	
009-032-001	RMF-8	R2	0.17	SFD	1	1	
009-032-002	RMF-8	R2	0.16	SFD	1	1	
009-032-003	RMF-8	R2	0.16	SFD	1	1	
009-032-005	RMF-8	R2	0.16	SFD	1	1	
009-033-004	RMF-8	R2	0.16	SFD	1	1	
009-033-008	MU8	T3F	0.24	SFD	1	1	
009-034-004	RMF-8	R2	0.16	SFD	1	1	
009-035-001	MU8	T3F	0.48	SFD on 3 lots	1	5	
009-035-003	MU8	T3F	0.16	SFD (office conversion approved)	1	1	
009-081-002	RMF-12	R2	0.18	SFD	1	2	
009-081-003	RMF-12	R3	0.17	SFD	1	2	
009-081-009	RMF-12	R3	0.17	MF 2-4, UNK bldg types (2 lots)	2	1	
009-081-014	RMF-12	R3	0.17	SFD	1	2	
009-081-021	RMF-12	R3	0.18	SFD	1	2	
009-081-025	RMF-12	R3	0.17	SFD	1	2	
009-081-029	RMF-12	R3	0.14	SFD	1	1	
009-081-036	RMF-12	R3	0.17	SFD	1	2	
009-081-041	RMF-12	R3	0.17	SFD	1	2	
009-081-045	RMF-12	R3	0.64	SFD, vacant lot (lots of oaks, steep hillside)	1	1	
009-082-011	RMF-12	R3	0.16	MF 2-4, UNK bldg types (2 lots)	2	1	
009-082-015	RMF-12	R3	0.34	SFD on 2 lots	1	5	
009-082-021	RMF-12	R3	0.21	SFD	1	3	
009-082-022	RMF-12	R3	0.17	duplex	2	1	
009-082-023	RMF-12	R3	0.18	SFD	1	2	
009-091-003	RMF-12	R3	0.16	MF 2-4, UNK bldg types (2 lots)	2	1	
009-091-004	RMF-12	R3	0.14	MF 2-4, UNK bldg types (2 lots)	2	1	
009-092-001	RMF-12	R3	0.51	Residential	5	1	
009-092-002	RMF-8	R2	0.28	MF 2-4, UNK bldg types (2 lots)	2	1	
009-141-001	RMF-8	R2	0.24	SFD	1	1	
009-141-002	RMF-8	R2	0.24	SFD	1	1	
009-142-004	RMF-8	R2	0.16	SFD	1	1	
009-142-006	RMF-8	R2	0.21	SFD	1	1	
009-142-007	RMF-8	T3N	0.24	SFD	1	1	
009-142-008	RMF-8	T3N	0.20	SFD	1	1	
009-142-010	RMF-8	T3N	0.16	SFD	1	1	
009-142-011	RMF-8	T3N	0.16	SFD	1	1	
009-143-001	RMF-8	T3N	0.26	SFD	1	1	
009-143-003	RMF-8	T3N	0.33	SFD	1	3	
009-143-004	RMF-8	T3N	0.16	SFD	1	1	
009-143-005	RMF-8	T3N	0.16	SFD	1	1	
009-143-017	MU12	T4F	0.19	SFD	1	1	
009-144-001	RMF-8	T3N	0.17	SFD	1	1	
009-144-002	RMF-8	T3N	0.16	SFD	1	1	
009-144-009	MU8	T3F	0.16	SFD	1	1	
009-144-013	MU8	T3F	0.16	SFD	1	1	
009-191-001	RMF-8	R2	0.16	SFD	1	1	
009-191-004	RMF-8	T3N	0.16	SFD	1	1	
009-191-007	RMF-8	T3N	0.16	SFD	1	1	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
009-192-002	RMF-8	R2	0.14	SFD	1	1	
009-192-003	RMF-8	R2	0.16	SFD	1	1	
009-192-004	RMF-8	R2	0.16	SFD	1	1	
009-192-009	RMF-8	T3N	0.16	SFD	1	1	
009-192-013	RMF-8	R2	0.16	SFD	1	1	
009-192-014	RMF-8	R2	0.16	SFD	1	1	
009-193-001	RMF-8	T3N	0.16	SFD	1	1	
009-193-002	RMF-8	T3N	0.16	SFD	1	1	
009-193-003	RMF-8	T3N	0.12	SFD	1	1	
009-193-004	RMF-8	T3N	0.05	SFD	1	1	
009-193-010	RMF-8	T3N	0.16	SFD	1	1	
009-193-011	RMF-8	T3N	0.16	SFD	1	1	
009-193-014	RMF-8	T3N	0.17	SFD	1	1	
009-193-016	RMF-8	T3N	0.16	SFD	1	1	
009-193-017	RMF-8	T3N	0.16	SFD	1	1	
009-193-020	RMF-8	T3N	0.16	SFD	1	1	
009-194-002	RMF-8	T3N	0.17	SFD	1	1	
009-194-007	RMF-8	T3N	0.16	SFD	1	1	
009-194-012	RMF-8	T3N	0.14	SFD	1	1	
009-194-014	RMF-8	T3N	0.19	SFD	1	1	
009-195-004	RMF-8	T3N	0.13	SFD	1	1	
009-195-009	RMF-8	T3N	0.22	SFD	1	1	
009-196-002	RMF-8	T3N	0.16	SFD	1	1	
009-196-010	RMF-8	T3N	0.14	SFD	1	1	
009-251-007	RMF-8	T3N	0.16	SFD	1	1	
009-251-011	RMF-8	T3N	0.16	SFD	1	1	
009-251-015	RMF-8	T3N	0.16	SFD	1	1	
009-251-016	RMF-8	T3N	0.16	SFD	1	1	
009-251-025	RMF-8	R2	0.17	SFD	1	1	
009-251-026	RMF-8	R2	0.17	SFD	1	1	
009-251-039	RMF-8	R2	0.18	SFD	1	1	
009-251-040	RMF-8	R2	0.14	SFD	1	1	
009-251-041	RMF-8	R2	0.20	SFD	1	1	
009-252-002	RMF-8	T3N	0.16	SFD	1	1	
009-252-007	RMF-8	T3N	0.16	SFD	1	1	
009-252-018	RMF-8	R2	0.20	SFD	1	1	
009-252-019	RMF-8	R2	0.20	SFD	1	1	
009-252-020	RMF-8	R2	0.20	SFD	1	1	
009-252-021	RMF-8	R2	0.20	SFD	1	1	
009-252-022	RMF-8	R2	0.20	SFD	1	1	
009-254-004	RMF-8	T3N	0.16	SFD	1	1	
009-254-009	RMF-8	T3N	0.17	SFD	1	1	
009-254-015	RMF-8	T3N	0.15	SFD	1	1	
009-254-016	RMF-8	T3N	0.18	SFD	1	1	
009-254-019	RMF-8	T3N	0.16	SFD	1	1	
009-255-008	RMF-8	T3N	0.30	SFD	1	1	
009-255-011	RMF-8	T3N	0.25	SFD	1	1	
009-255-013	RMF-8	T3N	0.16	SFD	1	1	
009-256-014	RMF-8	T3N	0.18	SFD	1	1	
009-256-019	RMF-8	T3N	0.11	SFD	1	1	
009-256-020	RMF-8	T3N	0.11	SFD	1	1	
009-256-023	RMF-8	T3N	0.22	SFD	1	1	
009-256-024	RMF-8	T3N	0.21	SFD	1	1	
009-257-003	RMF-8	T3N	0.16	SFD	1	1	
009-258-002	RMF-8	T3N	0.16	SFD	1	1	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
009-258-003	RMF-8	T3N	0.17	SFD	1	1	
009-258-010	RMF-8	T3N	0.14	SFD	1	1	
009-281-003	RMF-8	T3N	0.32	SFD on 2 lots	1	3	
009-281-007	RMF-8	T3N	0.32	SFD on 2 lots	1	3	
009-282-003	RMF-8	T3N	0.27	SFD on 2 lots	1	3	
009-282-013	RMF-8	T3N	0.20	SFD	1	1	
009-282-014	RMF-8	T3N	0.24	SFD on 2 lots	1	1	
009-282-015	RMF-8	T3N	0.21	SFD	1	1	
009-282-016	RMF-8	T3N	0.17	SFD	1	1	
009-282-017	RMF-8	T3N	0.34	SFD on 2 lots	1	3	
009-282-019	RMF-8	T3N	0.21	SFD	1	1	
009-282-021	RMF-8	T3N	0.20	SFD	1	1	
009-283-001	RMF-8	T3N	0.16	SFD	1	1	
009-283-005	RMF-8	T3N	0.16	SFD	1	1	
009-283-006	RMF-8	T3N	0.16	SFD	1	1	
009-283-008	RMF-8	T3N	0.16	SFD	1	1	
009-283-009	RMF-8	T3N	0.16	SFD	1	1	
009-284-006	RMF-8	T3N	0.15	SFD	1	1	
009-284-008	RMF-8	T3N	0.30	SFD on 2 lots	1	3	
009-284-017	RMF-8	T3N	0.16	SFD	1	1	
009-285-030	RMF-8	T3N	0.22	SFD	1	1	
009-285-031	RMF-8	T3N	0.25	SFD	1	1	
009-286-001	RMF-8	T3N	0.16	SFD	1	1	
009-286-002	RMF-8	T3N	0.16	SFD	1	1	
009-286-003	RMF-8	T3N	0.16	SFD	1	1	
009-286-004	RMF-8	T3N	0.16	SFD	1	1	
009-286-005	RMF-8	T3N	0.16	SFD	1	1	
009-328-002	RMF-8	R1	0.20	SFD	1	1	
009-328-003	RMF-8	R1	0.21	SFD	1	1	
009-328-004	RMF-8	R1	0.20	SFD	1	1	
009-328-005	RMF-8	R1	0.20	SFD	1	1	
009-328-006	RMF-8	R1	0.20	SFD	1	1	
009-328-007	RMF-8	R1	0.20	SFD	1	1	
009-328-008	RMF-8	R1	0.20	SFD	1	1	
009-328-009	RMF-8	R1	0.20	SFD	1	1	
009-328-010	RMF-8	R1	0.20	SFD	1	1	
009-328-011	RMF-8	R1	0.21	SFD	1	1	
009-328-012	RMF-8	R1	0.21	SFD	1	1	
009-328-013	RMF-8	R1	0.21	SFD	1	1	
009-328-014	RMF-8	R1	0.21	SFD	1	1	
009-328-015	RMF-8	R1	0.21	SFD	1	1	
009-328-016	RMF-8	R1	0.20	SFD	1	1	
009-328-017	RMF-8	R1	0.21	SFD	1	1	
009-328-018	RMF-8	R1	0.21	SFD	1	1	
009-328-019	RMF-8	R1	0.20	SFD	1	1	
009-328-020	RMF-8	R1	0.20	SFD	1	1	
009-329-001	RMF-8	R1	0.21	SFD	1	1	
009-329-002	RMF-8	R1	0.20	SFD	1	1	
009-329-003	RMF-8	R1	0.20	SFD	1	1	
009-329-004	RMF-8	R1	0.20	SFD	1	1	
009-329-005	RMF-8	R1	0.20	SFD	1	1	
009-329-006	RMF-8	R1	0.20	SFD	1	1	
009-329-007	RMF-8	R1	0.20	SFD	1	1	
009-329-008	RMF-8	R1	0.20	SFD	1	1	
009-329-009	RMF-8	R1	0.20	SFD	1	1	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land_Use	Exist DU	Pot DU	Constraint
009-329-010	RMF-8	R1	0.20	SFD	1	1	
009-329-011	RMF-8	R1	0.20	SFD	1	1	
009-329-012	RMF-8	R1	0.20	SFD	1	1	
009-329-013	RMF-8	R1	0.21	SFD	1	1	
009-329-014	RMF-8	R1	0.21	SFD	1	1	
009-329-015	RMF-8	R1	0.21	SFD	1	1	
009-329-016	RMF-8	R1	0.20	SFD	1	1	
009-329-017	RMF-8	R1	0.21	SFD	1	1	
009-329-018	RMF-8	R1	0.21	SFD	1	1	
009-329-019	RMF-8	R1	0.20	SFD	1	1	
009-329-020	RMF-8	R1	0.21	SFD	1	1	
009-342-001	RMF-8	R2	0.27	SFD	1	1	
009-441-046	RMF-8	R2,B3	0.49	SFD	1	2	
009-451-010	RMF-8	R2,PD	1.00	SFD	1	7	
009-451-016	RMF-8	R1,B3	0.34	SFD	1	3	
009-451-020	RMF-8	R1,B3	0.29	SFD	1	1	
009-451-028	RMF-8	R1,B3	0.93	SFD	1	7	
009-521-001	RMF-8	R2	0.21	SFD	1	1	
009-521-002	RMF-8	R2	0.17	SFD	1	1	
009-521-003	RMF-8	R2	0.16	SFD	1	1	
009-522-001	RMF-8	R2	0.23	SFD	1	1	
009-522-002	RMF-8	R2	0.20	SFD	1	1	
009-522-005	RMF-8	R2	0.13	SFD	1	2	
009-522-014	RMF-8	R2	0.13	SFD	1	1	
009-523-002	RMF-8	R2	0.34	SFD	1	1	
009-523-004	RMF-8	R2	0.12	SFD	1	1	
009-523-006	RMF-8	R2	0.46	vacant lot	0	1	
009-531-005	RMF-8	R2	0.16	SFD on 2 lots	1	2	
009-531-011	RMF-8	R2	0.20	SFD	1	1	
009-531-013	RMF-8	R2	0.21	SFD	1	1	
009-531-015	RMF-8	R2	0.29	SFD	1	1	
009-531-016	RMF-8	R2	0.21	SFD on 2 lots	1	1	
009-531-017	RMF-8	R2	0.16	SFD	1	1	
009-531-019	RMF-8	R2	0.50	SFD	1	1	
009-531-025	RMF-8	R2	0.16	SFD	1	1	
009-531-026	RMF-8	R2	0.52	SFD	1	1	
009-531-027	RMF-8	R2	0.26	SFD on 3 lots	1	5	
009-531-033	RMF-8	R2	0.15	vacant lot	0	1	
009-531-034	RMF-8		0.14	vacant lot	0	1	
009-532-002	RMF-8	R2	0.16	SFD	1	1	
009-532-005	RMF-8	R2	0.16	SFD	1	1	
009-532-006	RMF-8	R2	0.15	SFD	1	1	
009-532-007	RMF-8	R2	0.16	SFD	1	1	
009-541-001	RMF-8	R2	0.34	SFD	1	2	
009-541-003	RMF-8	R2	0.43	SFD	1	3	
009-541-005	RMF-8	R2	0.19	SFD	1	1	
009-541-009	RMF-8	R2	0.51	SFD	1	3	
009-621-001	RMF-12	R3,PD	0.23	SFD	1	2	
009-641-003	RMF-8	R1	1.35	2 SFD	2	8	
<b>Total</b>						<b>625</b>	
<b>Large Parcels Capable of Subdivisions or Apartment Complexes</b>							
008-381-011	RMF-8	T3N	3.95	vacant land	0	20	
008-431-034	RMF-8	R2	2.01	vacant land	0	16	

**Appendix J-2**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Moderate Income**  
**December 2013**

<b>APN</b>	<b>Base LUC</b>	<b>Zone</b>	<b>Acres</b>	<b>Land_Use</b>	<b>Exist DU</b>	<b>Pot DU</b>	<b>Constraint</b>
009-541-007	RMF-8	R2	2.81	SFD	1	20	
009-541-008	RMF-8	R2	3.46	vacant land	0	14	
009-751-063	RMF-8	R3,PD	2.30	vacant land	0	18	
025-366-030	RMF-12	R3,PD	11.88	SFD, PD 06024 - 68 apts + 57 assisted livin	1	67	
025-541-021	RMF-12	BASP	5.79	SFD, vac land (Arjun Apts)	1	137	
025-541-022	RMF-12	BASP	4.32	vacant land (Tr 2887 the Cove)	0	51	
<b>Total</b>						<b>343</b>	

**Appendix J-3**  
**Inventory of Developable Residential Land (Outside of New Specific Plan Areas)**  
**Lower Income**  
**December 2013**

APN	Base LUC	Zone	Acres	Land Use	Exist DU	Pot DU	Constraint
<b>Vacant Land</b>							
009-571-010	RMF-20	R4,PD	9.76	SFD, vacant land	1	199	
009-641-004	RMF-20	R1	0.48	SFD	1	9	
009-641-005	RMF-20	R1	0.24	SFD	1	4	
009-641-006	RMF-20	R1	0.24	SFD	1	4	
009-641-007	RMF-20	R1	0.81	SFD	1	15	
009-641-008	RMF-20	R5	1.18	SFD	1	23	
009-641-009	RMF-20	R5	1.98	vacant land	0	40	
009-641-010	RMF-20	R5	1.54	vacant land	0	31	
009-641-011	RMF-20	R5	0.63	vacant lot	0	13	
009-641-013	RMF-20	R1	0.23	SFD	1	4	
009-641-014	RMF-20	R1	0.29	SFD	1	5	
009-641-022	RMF-20	R1	0.94	vacant lot	0	19	
009-641-023	RMF-20	R1	0.49	SFD	1	8	
009-814-048	RC	RC	1.76	vacant land (Tr 2745/PD 05007)	0	28	
009-815-007	RMF-20	R2,PD	2.77	vacant land	0	26	
<b>Total</b>						<b>428</b>	
<b>Underdeveloped Land</b>							
008-072-001	RMF-13	T4N	13.84	Oak Park Public Housing: Phases 2-4	107	115	

APPENDIX K  
Map of Sites for Low and Very Low  
Income Housing

APN 009-641-009, 010, 011 and 022  
5.2 acres at northwest corner  
of Creston and Rolling Hills Roads

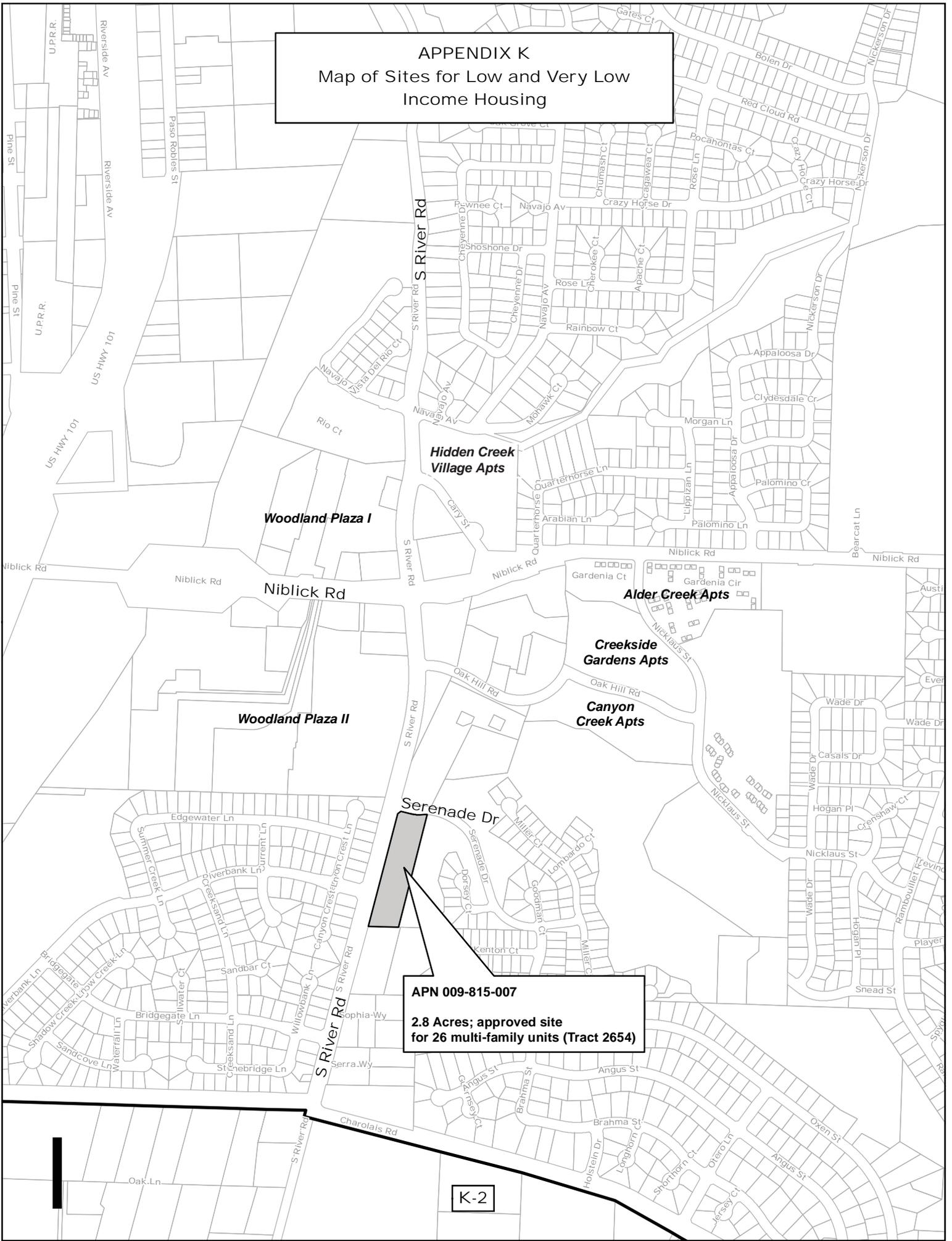
APN 009-571-010  
10 acres north of Food 4 Less Center

Food 4 Less  
Center

K-1



**APPENDIX K**  
**Map of Sites for Low and Very Low**  
**Income Housing**



**Woodland Plaza I**

**Hidden Creek Village Apts**

**Alder Creek Apts**

**Creekside Gardens Apts**

**Canyon Creek Apts**

**Serenade Dr**

**APN 009-815-007**  
**2.8 Acres; approved site**  
**for 26 multi-family units (Tract 2654)**

APPENDIX K  
Map of Sites for Low and Very Low  
Income Housing

**OLSEN RANCH**

Action Item 10 proposes that  
the Olsen Ranch Specific Plan  
provide zoning for 60 multi-family units  
at 20 units per acre.

**BEECHWOOD AREA**

Action Item 10 proposes that  
the Beechwood Area Specific Plan  
provide zoning for 120 multi-family units  
at 20 units per acre.

APPENDIX K  
Map of Sites for Low and Very Low  
Income Housing

APN 008-042-015, 008-071-013 & 014,  
008-081-030  
Oak Park Public Housing



Appendix K  
RC-Zoned Area in which Emergency Shelters  
are Permitted by Right per Ordinance 976 N.S.

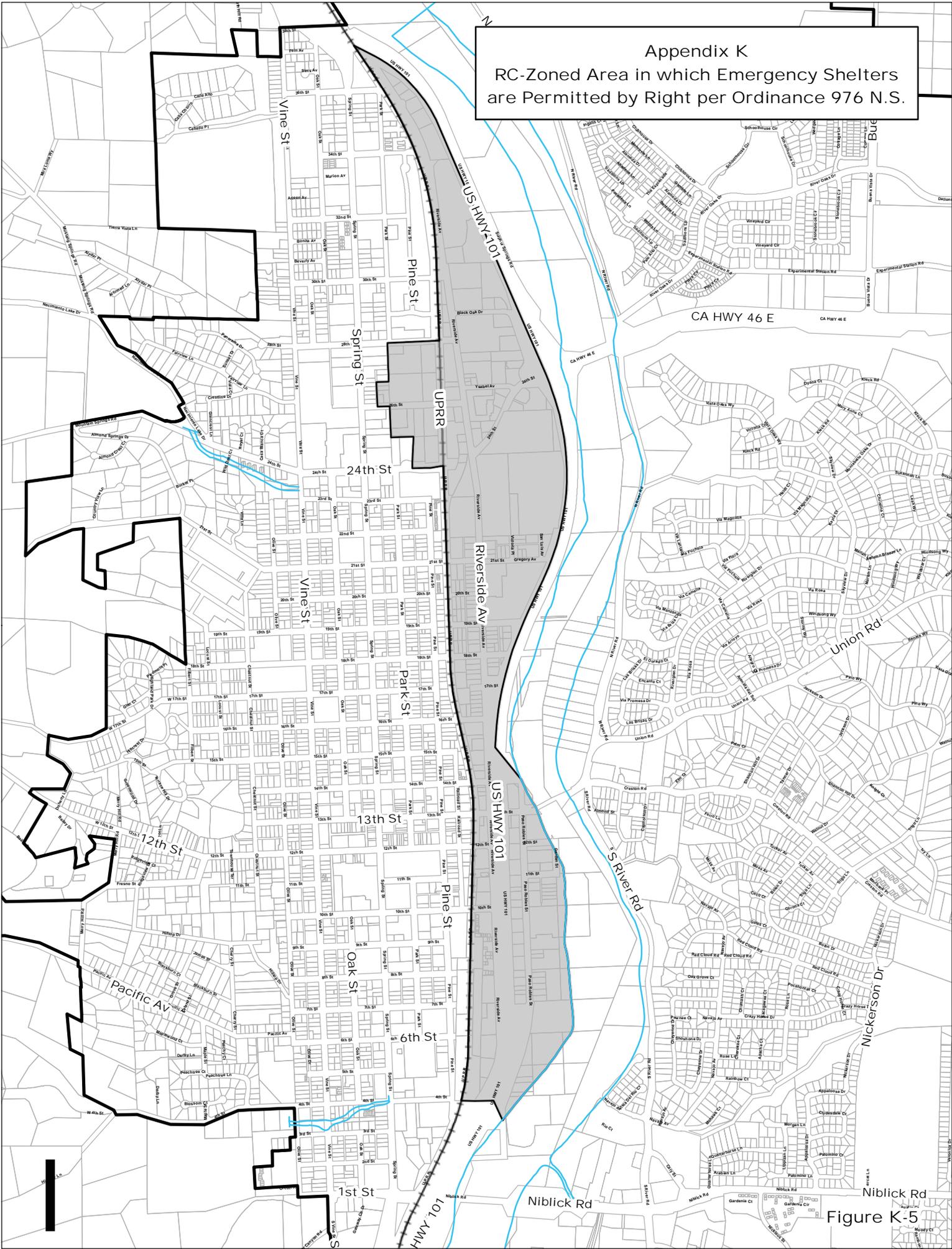


Figure K-5

Appendix K  
PM-Zoned Area in which Emergency Shelters  
are Permitted by Right per Ordinance 976 N.S.



Figure K-6

## Appendix L: Housing Types Permitted by Zoning District

RESIDENTIAL USE	ZONING DISTRICT - CITY WIDE (Except in Uptown/Town Centre Specific Plan)																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
Single Family Detached	P <sup>1</sup>	P	P	P	P	P	P	P	P	P									
Single Family Attached	P	P	P	P	P	P	P	P	P										
2-4 units per lot				P	P	P	P	P	C										
5+ units per lot, single room occupancy				P	P	P	P	P	C										
Residential Care 6 or fewer persons	P	P	P	P	P	P	P	P	P										
Residential Care 6 or more persons	C	C	C	C	C	C	C	C	C							P			
Emergency Shelter <sup>2</sup>																			
Manufactured Homes	P	P	P	P	P	P	P	P	P										
Mobile-Homes - 1 per lot																			
Mobile Home Parks																			
Transitional & Supportive Housing <sup>3</sup>	P	P	P	P	P	P	P	P	P										
Farmworker Housing <sup>4</sup>																			
Second Unit <sup>5</sup>	P	P	P																

RESIDENTIAL USE	ZONING DISTRICT - UPTOWN/TOWN CENTRE SPECIFIC PLAN									
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Single Family Detached	P	P	P	P						
Single Family Attached	P	P	P	P						
2-4 units per lot	P	P	P	P				P		
5+ units per lot, single room occupancy	P	P	P	P	P	P	P	P	P	
Residential Care 6 or fewer persons	P	P	P	P	P	P	P	P	P	
Residential Care 6 or more persons	C	C	C	C	C		C			
Emergency Shelter <sup>2</sup>								P		
Manufactured Homes	P	P	P	P						
Mobile-Homes - 1 per lot or in Parks										
Transitional & Supportive Housing <sup>3</sup>	P	P	P	P	P	P	P	P	P	
Farmworker Housing <sup>4</sup>	P	P	P	P	P	P	P	P	P	
Second Unit <sup>5</sup>										

Note: The RC Zone City Wide refers to "Regional Commercial".  
 The RC Zone in the Uptown/Town Centre Specific Plan refers to "Riverside Corridor", a commercial zone.

Notes:

- "P" denotes a use permitted by right; "C" denotes a use that requires a conditional use permit; a blank cell indicates that a use is neither permitted nor conditional in that zoning district.
- The Housing Element proposes that emergency shelters be allowed in these zones, and that the PM zone is limited to the Commerce Industrial Park.
- The Housing Element proposes that transitional and supportive housing be permitted in these zones.
- Farmworker housing is considered to be "employee housing" per, and subject to regulations in, Sections 17021.5 and 17021.6 of the Health and Safety Code. Farmworker housing may not be located on property within the Airport Land Use Plan.
- Second units are only allowed on lots zoned AG, R-A, and R-1. A "second unit" with a single family dwelling in a multi-family zoned lot (e.g. R-2 through R-5, and T3 and T4) is considered to be allowed within 2-4 units per lot.
- In the Uptown/Town Centre Specific Plan, 5 or more units per lot is subject to standards based on building type. In the T3-N and T-3F Zones, lots would need to be 1/3 acre or larger to accommodate more than 3 units.

**APPENDIX M**  
**Development Regulations' Affect on Affordability**

**Outside of Uptown/Town Centre Specific Plan**

<b>Standard</b>	<b>Single Family (R-1 Zone)</b>	<b>Multi-Family (R-2, R-3, R-4, R- Zones) *</b>	<b>Affect on Affordability</b>
Minimum Lot Size	7,000 sq ft , which increases with slope	None	None. There are ample acreages with relatively flat slopes. Larger lots on slopes are an environmental issue.
Minimum lot width	60 feet, which increases with slope	None	None. See response for lot size.
Minimum lot depth	100 feet, which increases with slope	None	None. See response for lot size.
Setbacks			
Front	House – 15 feet Garage – 20 feet	15 feet for local streets; 20 feet for collectors; 20 feet for garages; 25 feet for arterials	Not significant. The City is a rural/suburban community.
Street Side	House – 10 feet Garage – 20 feet	10 feet for local streets; 15 feet for collectors; 20 feet for garages; 25 feet for arterials	Not significant.. The City is a rural/suburban community.
Interior Side	One story - 5 feet 2 stories – 10 feet	One story - 5 feet 2 stories – 10 feet * 3 stories – 15 feet * * 5 feet on lots 50 feet or narrower	Not significant.. The City is a rural/suburban community.
Rear	20 feet	1 & 2 stories – 10 feet 3 stories – 15 feet	Not significant.. The City is a rural/suburban community.
Separations between dwellings on same property	10 feet if second unit is detached	1 or 2 stories - 20 feet Between 2 & 3 stories – 25 ft 3 stories – 30 feet	Not significant.. The City is a rural/suburban community.
Height Limits	2 stories	R-2 Zone: 2 stories R3-R-5 Zones: 3 stories	Not significant.. The City is a rural/suburban community.
Parking (Off-Street)			
Per Unit	2 covered spaces	2+ bedrooms – 2/unit 1 bedroom/studio – 1.5/unit	Reduction of requirement for 1 bedroom/studio – 1 space/unit would help affordability. (Density Bonus law allows this.)
Visitor	None	1space per 5 units for 5+ units	Adds to cost of multi-family housing. (Density Bonus law allows waiver of requirement for visitor spaces.)
Open Space	50% max lot coverage	Equivalent of 375 sq ft of shared open space per unit; private open space (patios, balconies) meeting minimum dimensions receive double credit (1 sq ft private = 2 sq ft shared).	A lower equivalent shared open space requirement could improve affordability.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX M  
Development Regulations' Affect on Affordability**

<b>Standard</b>	<b>Single Family (R-1 Zone)</b>	<b>Multi-Family (R-2, R-3, R-4, R- Zones) *</b>	<b>Affect on Affordability</b>
Recreation Features	Not applicable	1 tot lot for projects with 11-25 units, 1 tot lot plus one other recreational amenity for projects with 26-50 units, and so forth.	Not significant.
Community Room/Day Care Center	Not applicable	For projects with 32 or more units – 20 sq ft per unit	Not significant. All but one complex with 32 or more units built since 1986 have been affordable, for which community rooms are standard conditions of government financing. The one market rate 80 unit complex has a community room, but rents are affordable to lower income households.
Laundry Facilities	Not applicable	1-4 units – no requirement 5+ units - Either laundry hook ups in every room or a common laundry room with one washer and dryer per 8 units internally	Not significant.
Storage Space	Not applicable	250 cu ft per unit; may not be in a garage or accessed internally	Adds to cost of multi-family housing . A reduction of this requirement has been granted as an incentive for two affordable housing complexes built since 2005.
Grading Limitations	If average natural slope of property is 10% or greater, pad grading not allowed.	City may (but is not required to) refer to grading limitations for single family housing.	Adds to cost of single family housing. However, this is an environmental issue.
Oak Tree Preservation	Construction within Critical Root Zone Discouraged	Construction within Critical Root Zone Discouraged	May affect densities. However, this is an environmental issue
Design/Architectural Review	Generally required	Required	Not significant. The City typically requires architectural treatments that are inexpensive – mostly measures to provide articulation.

**Union/46 and Borkey Area Specific Plans**

Both of these specific plan reference the City's Zoning Code and do not require any development standards that exceed those for the R-1, R-2, and R-3 Zones.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX M  
Development Regulations' Affect on Affordability**

**Uptown/Town Centre Specific Plan**

The Uptown/Town Centre Specific Plan Area is essentially completely urbanized. There are a handful of vacant residentially-zoned properties, all of which are designated for multi-family residential use. Additionally, this Specific Plan allows for and encourages mixed use development in several zoning districts.

<b>Standard</b>	<b>Existing Multi-Family (R-2 and R-3) *</b>	<b>Specific Plan Standards (T3 and T4)*</b>	<b>Affect on Affordability</b>
Minimum Lot Size	None	None	Not significant.
Minimum lot width	None	Required and tailored to building types (14 feet for rowhouses, 35 feet for single family dwellings; 75 feet for villas (apartments with interior entry halls), 125 feet for Courtyard Housing (large apartment buildings	Not significant.
Minimum lot depth	None	100 feet for most buildings; 120 feet for Courtyard Housing	Not significant.
<b>Setbacks</b>			
Front	15 feet for local streets; 20 feet for collectors; 20 feet for garages; 25 feet for arterials	T-3N and T-3F: 15 feet; T-4N: 12 feet; T-4F: 10 feet	Reduced requirement from R-2 and R-3 Zones (Note: T-3 is generally equivalent to the R-2 Zone and T-4 is generally equivalent to the R-3 Zone.)
Street Side	10 feet for local streets; 15 feet for collectors; 20 feet for garages; 25 feet for arterials	T-3N and T-3F: 12 feet; T-4N and T-4F: 10 feet	Reduced requirement from R-2 and R-3 Zones
Interior Side	One story - 5 feet 2 stories - 10 feet * 3 stories - 15 feet * * 5 feet on lots 50 feet or narrower	One story - 5 feet 2 stories - 8 feet * 3 stories - 8 feet * * 5 feet on lots 50 feet or narrower	Reduced requirement from R-2 and R-3 Zones
Rear	1 & 2 stories - 10 feet 3 stories - 15 feet	T-3N and T-3F: 20 feet (except for Carriage Houses and Rear-Yard Duplexes, which may be 5 feet); T-4N and T-4F: 15 feet	Increased requirement for main buildings, but not significant.
Separations between dwellings on same property	1 or 2 stories - 20 feet Between 2 & 3 stories - 25 ft 3 stories - 30 feet	None (other than Building Code requirements)	Reduced requirement from R-2 and R-3 Zones
Height Limits	R-2 Zone: 2 stories R3-R-5 Zones: 3 stories	T-3N and T-3F: 2 stories; T-4N and T-4F: 3 stories	Not significant. The City is a rural/suburban community.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX M  
Development Regulations' Affect on Affordability**

Standard	Existing Multi-Family (R-2 and R-3) *	Specific Plan Standards (T3 and T4)*	Affect on Affordability
Parking (Off-Street)			
Per Unit	2+ bedrooms – 2/unit 1 bedroom/studio – 1.5/unit	2+ bedrooms – 2/unit 1 bedroom/studio – 1/unit	Improvement in affordability over existing zoning
Visitor	1space per 5 units for 5+ units	None	Improvement in affordability over existing zoning
Open Space	Equivalent of 375 sq ft of shared open space per unit; private open space (patios, balconies) meeting minimum dimensions receive double credit (1 sq ft private = 2 sq ft shared).	Single family, duplexes, triplexes, and quadplexes: 20% of lot area; Rowhouses: 15% of lot area; Carriage House (like a 2 <sup>nd</sup> unit): 200 sq ft; Villa and Courtyard Housing (large apartments): 150 sq ft; apartments in mixed use buildings: 80 sq ft.	Should not be a constraint to Single family, duplexes, triplexes, and quadplexes, and rowhouses. Reduced requirement for all other types from present requirements in R-2 and R-3 Zones
Recreation Features	1 tot lot for projects with 11-25 units, 1 tot lot plus one other recreational amenity for projects with 26-50 units, and so forth.	None	Reduced requirement for larger complexes.
Community Room/Day Care Center	For projects with 32 or more units – 20 sq ft per unit	None	Reduced requirement for larger complexes.
Laundry Facilities	1-4 units – no requirement 5+ units - Either laundry hook ups in every room or a common laundry room with one washer and dryer per 8 units	None	Reduced requirement from R-2 and R-3 Zones
Storage Space	250 cu ft per unit; may not be in a garage or accessed internally	No change	Adds to cost of multi-family housing . A reduction of this requirement has been granted as an incentive for two affordable housing complexes built since 2005.
Grading Limitations	City may (but is not required to) refer to grading limitations for single family housing.	No change. Most land in Uptown/Town Centre Specific Plan area is relatively flat.	Adds to cost of single family housing. However, this is an environmental issue.
Oak Tree Preservation	Construction within Critical Root Zone Discouraged	No change	May affect densities. However, this is an environmental issue
Design/Architectural Review	Required	No change	The City typically requires architectural treatments that are inexpensive – mostly measures to provide articulation.

\* Multi-Family Zoning and Uptown/Town Centre Specific Plan Regulations allow for the City to modify any development standard (except parking), subject to approval of a Development Plan (discretionary design permit), if it can be demonstrated that modifications are necessary to make any reasonable development feasible.

**APPENDIX N**  
**Findings for Approval of Discretionary Development Applications**

**Development Plans (Zoning Code Section 21.23B.050)**

In order to approve applications for development plans, the Planning Commission must make all of the findings set forth in this section. The planning commission may impose conditions of approval as necessary to make these findings. If, for a particular application, these findings can not be made, the planning commission shall deny the application.

- A. The design and intensity (density) of the proposed development plan is consistent with the following:
  - 1. The goals and policies established by the general plan;
  - 2. The policies and development standards established by any applicable specific plan;
  - 3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located;
  - 4. All other adopted codes, policies, standards, and plans of the city;
  
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city;
  
- C. The proposed development plan accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors;
  
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts;
  
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure;
  
- F. The proposed development plan contributes to the orderly development of the city as a whole;
  
- G. For projects located within the planned development (overlay) district, the proposed development plan is in conformance with the findings listed in Section 21.16A.070.

**21.16A.070. Required Findings of Approval**

The Planning Commission shall approve or conditionally approve a planned development plan application seeking approval of different development standards as provided for in Subsections (1), (2), (3), (5), (6), (7), (8), (9), (10), (11), (12), and (13) of Section 21.16A.030 (Density and use limitations) only if it finds that all of the facts identified below exist.

The City Council shall approve or conditionally approve a planned development plan application seeking approval of modified building heights as provided for in Subsection (4)

**APPENDIX N**  
**Findings for Approval of Discretionary Development Applications**

of Section 21.16A.030 (Density and use limitations) only if it finds that all of the facts identified below exist.

FACTS:

- (a) The granting of this permit will not adversely affect the policies, spirit and intent of the general plan, applicable specific plans, the zoning code and all other adopted codes, policies and plans of the city;
- (b) The proposed project maintains and enhances significant natural resources on the site;
- (c) The proposed project is designed to be sensitive to, and blend in with, the character of the site and surround area, and would not have an adverse effect on the public views from nearby roads and other public vantage points;
- (d) The proposed project's design and density of the developed portion of the site is compatible with the established character and scale of surrounding development and would not be a disharmonious or disruptive element to the neighborhood;
- (e) The development would be consistent with the purpose and intent of this chapter and would not be contrary to the public health, safety, and welfare; and
- (f) Modification of the standards as set forth in this chapter or elsewhere in the zoning ordinance shall only be approved upon a finding that greater public benefit would be achieved through such modifications. Additionally, for planned development projects that are seeking an increase in allowable building heights, modification of the height limitations shall only be approved upon a finding that the proportion, scale, and nature of the project is such that the modifications would not create an adverse visual impact nor compromise the safety of occupants.

**Conditional Use Permits and Variances (Zoning Code Section 21.23.250)**

In order to grant any request the findings of the Planning Commission or the Zoning Administrator shall be that the establishment, maintenance or operation of the requested use of building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.

**APPENDIX N**  
**Findings for Approval of Discretionary Development Applications**

**Subdivisions: Tentative Tracts and Tentative Parcel Maps (Government Code Section 66474)**

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

**Appendix O**  
**Multi-Family Development Guidelines**  
(Exhibit A of Resolution 05-078)

General Multi-Family Development Guidelines

The City's General Plan Land Use Element includes various goals, policies and action items that provide direction to, ". . . *promote the community's image and identity.*" The Plan also aims to, ". . . *promote architectural and design excellence,*" and to ". . . *strive to maintain and create livable, vibrant neighborhoods and districts.*" Action items in the General Plan include strengthening the design and construction regulations that apply to multi-family projects. These design guidelines were prepared to implement these goals, policies, and action items. They are also intended to provide the basis for meeting the purpose of the Multi-Family Land Use Categories, which establishes that multi-family categories are, "*To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.*" Additionally, in the Multiple Family, High Density land use category (RMF-20), development may be permitted at the high density level, ". . . *where such density can be accommodated through sensitive site and building design.*"

Development guidelines are intended to *guide* applicants in designing high-quality multi-family development projects. These guidelines provide qualitative design criteria that should be incorporated into multi-family development projects, where appropriate. They are provided to: help projects fit in with surrounding neighborhoods by creating sensitive site and building design; create projects that would be an asset to the community; and provide multi-family housing that would be more enjoyable to live in.

A. Site Design Guidelines

All multi-family development projects need to provide basic features including: residential buildings; parking areas (either in garages, carports, or open parking spaces); driveway access; open space areas; personal storage; trash enclosures; and laundry facilities. How these features are arranged on a site and the building form and materials used can make a significant difference in how well a project meets functional needs as well as community goals.

1. Neighborhood Pattern and Context

New multi-family development should be designed in a manner that fits in with the surrounding neighborhood development pattern and context. This refers to: the spatial relationship between structures and the public right-of-way; vehicle, bicycle and pedestrian circulation patterns; existing vegetation and topography; the architectural elements in surrounding development; and the size and form of new structures in relationship to existing development. Consideration of these design elements assists new development fitting in with and maintaining community character and identity. For instance, if a multi-family project is located across the street from a single family neighborhood, the building(s) should be oriented toward the street with individual entries, patio areas, and landscaping facing the single family homes. Parking lot areas and carports should not be located along these street frontages. Also, the placement of

structures on property should maintain the established development pattern in the neighborhood.

Buffers between multi-family development and abutting property, particularly if the abutting property is zoned single family residential or is a non-residential zone, should be incorporated. This will ease the transition between uses. Methods to buffer multi-family projects should include in combination, increased setbacks, landscaping, berms, etc.

## 2. Addressing the Street

Multi-family development should *"engage the public realm - not turning its back"* toward the street. Residences should have their primary pedestrian entrance from the street sidewalk, or as courtyards with at least one significant pedestrian entrance along the street sidewalk. Where individual units have access to the street sidewalk, private "front yard" outdoor space may be differentiated from the public right-of-way by a porch or small yard area enclosed by a low garden fence or walls. Distinctive architectural elements and materials should be used to highlight primary entrances.

Residences that are not adjacent to a street should be accessible with pedestrian walkways that are separate from vehicle parking areas and driveways. Entrances should also be visible from at least one other dwelling.

## 3. Open Space

- a. Common Open Space. Common open space should be designed so that it is a usable, safe and defensive space. It should include a focal point and not be designed as a *"left over"* area that appears like an afterthought. In addition, areas that are a *"no-man's land"* often become degraded and locations for illicit activities because they are not controlled or observed by residents. Common open space should be designed so that windows of frequently used rooms (e.g. living and dining rooms) overlook common open space and child play areas.

Common open space areas should also have safe pedestrian access clearly delineated so that residents do not need to cross in front of driveways and parking lots, to the extent possible. The topography should not have more than 10 percent slope for active open space areas. These areas should also be primarily landscaped with greens or garden areas, with the remaining area in functional hardscape. Common open space areas should be located, to the extent possible, in areas where it would be protected from significant noise such as traffic, railroad lines or other incompatible land uses in the surrounding area.

Common open space areas should incorporate landscaping, building placement and fencing to create gateways to common open space areas. This can create a distinction between the public realm and the semi-private nature of multi-family common open space.

- b. Private Open Space. Private open space should be designed so the individual tenants have usable space that is clearly defined through use of landscaping, garden walls, fences or other means, and to provide a sense of privacy and ownership for residents. These areas should include features that allow tenants to hang or otherwise set out potted plants, outdoor patio furniture, etc.

#### 4. Parking Facilities, Driveways and Walkways

- a. Parking Areas and Driveways. Parking spaces and driveways should not be the dominant site plan design feature of multi-family projects. For instance, parking areas should not be located in the center of the project site. To the extent possible, they should be located to the rear and/or sides of the site. Parking areas should also be located within a reasonably close distance to residential entrances, and be visible from some of the dwellings on the site.
- b. Walkways. Enhanced hardscape walkways including colored and/or textured cement, brick pavers, or other types of decorative hardscape surfaces should be incorporated into the site design to add visual interest and identify safe pedestrian access. Walkways with covered design elements such as trellis', archways, or other treatments should also be incorporated and be consistent with the architectural design of the residences.

#### 5. Landscaping, Lighting and Site Furniture

- a. Landscaping. Landscaping should be installed between parking lots and buildings to help soften the appearance of parking areas. Landscaping should also be planted along walkways. The area between driveways and property line fencing should also include landscaping to soften the driveway edge.

Common open space areas and parking lots should include deciduous shade trees. Landscaping for parking areas should not include dense, tall shrubs or bushy trees that could be used for places to hide. All areas not covered with structures, driveways, parking spaces, ornamental hardscape or walkways should be landscaped with plant materials.

- b. Lighting. Lighting should be provided for safety and security at all times during evening hours for all common areas including parking lots, walkways, community rooms, and laundry facilities. Lighting should also be provided at front entrances to residences and in private open space areas. On-site light standards should be pedestrian scale and complement the architectural character of the residential structures, and must be shielded per City Zoning Code Standards.
- c. Site Furniture. Benches should be placed throughout the common open space areas, including child play areas, and along walkways. Landscape garden walls are encouraged to be designed to be used for informal sitting, where appropriate.

Picnic tables and barbeque areas should be installed in common areas for multi-family projects with 30 dwelling units or more.

6. Trash Enclosures. All trash enclosures should be designed so that they are architecturally compatible with the residential buildings in use of colors and materials. Trash enclosures should use opaque materials that obscure views of the trash containers. Trash enclosure doors should be constructed from durable materials such as painted metal or chain link with plastic slatting. Trellis' and foundation landscaping are strongly recommended. Trash enclosures should also provide adequate space for recycled materials containers. They should also be located away from residences to control potential odor and noise nuisances.

## B. Building Design Guidelines.

Multi-family building form and the type of construction materials used are significant factors in creating a development that is attractive and that fits in with the neighborhood. These factors also contribute to whether the design of a multi-family project is acceptable to the community.

1. Massing. The height, width and depth of a structure create the overall "*massing*" of a building. Sensitivity to massing can add to the appeal and acceptance of multi-family projects. Achieving attractive building massing for large structures is challenging, and requires extra creativity in architectural design. The larger the massing of a building with unbroken building walls and rooflines, the larger and more bulky it will appear on the site where it is located and in the surrounding area. Appropriate building massing is achieved when it does not dominate building elevations with large blank walls. Massing can be reduced through several methods including, but not limited to:
  - recessing building floors above the first story;
  - providing vertical or horizontal offsets in the wall surfaces at regular intervals (e.g. every 10 feet);
  - reducing the overall size of buildings;
  - articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands", recessing design elements, and interesting cornice treatment details;
  - reducing overly large and tall roof designs;
  - use of darker building color and varied wall treatments.
2. Scale. The scale of a building refers to the relationship of a particular building mass, to other nearby or adjacent development. The overall scale of building as well as individual design elements and how they are integrated into a building design, affects whether it is "*in scale*" with surrounding development and the landscape. Multi-family projects should be in proportionate scale with development in the neighborhood where it is located.

3. **Building Articulation and Materials.** Building articulation refers to the architectural details on building surfaces and rooflines. All building elevations should incorporate equal articulation and attention to details in multi-family building design. This will help to avoid unattractive massing, the appearance of a “stucco box’ or what would otherwise appear as bland building design.

Use of varied building materials for siding and roofing also contribute to well designed buildings. Variation in colors and textures can add interest to plain building walls. Materials should be durable to maintain their quality over time in the local climate. Materials should also be appropriate and authentic for the architectural style of the buildings that they are placed on.

4. **Form.** Multi-family projects should incorporate design forms and themes from the surrounding community and region. While no single architectural style is suggested, building designs should be reflective of the best of local and regional building forms.
5. **Parking Structures.** If parking spaces are proposed as carports or garages, the structures should be consistent with and/or integrated into the architectural design of the residential buildings. Subterranean or semi-subterranean parking structures should be designed sot that they are integrated with the site and architecture. They should provide security lighting and more than one access for pedestrians.
6. **Walls and fences.** Walls and fences should be architecturally compatible with the design and materials of the buildings on the site. Use of cinder block walls should be avoided. Fence materials should be durable and suitable for their intended purpose. Private walls or fences for residential patios should not create a “walled in” affect. Use of lower, garden walls or fences with lattice or other non-visually obscuring materials should be incorporated at the top of walls or fences so that occupants can see out over the fences or walls into common areas.
7. **Rooflines.** Long, monotonous, unbroken rooflines should be avoided. Use of gables, hip roofs, and variation in the placement of rooflines should be incorporated into the design of rooflines.
8. **Windows.** Front yard windows, balconies, doors or other openings above the first story are encouraged. Windows and doors should match the style, scale and proportion of the structure. Side yard windows, balconies or other openings above the first story should be oriented so as to not have a direct line-of-site into windows or similar openings of adjacent structures. Rear yard windows should be placed where they would have the least impact onto adjacent private yards, patios, etc. Skylights, opaque glass, permanently affixed louvers, inset windows or windows with high sills may be appropriate when other window designs would severely affect the privacy of adjacent property.
9. **Building Shadowing.** Upper stories should be designed with consideration to not result in a shadowing affect on adjacent property or block solar collection devices.