City of Paso Robles
Development Processes in a Pandemic &
Housing Element Update

Warren Frace, Community Development Director
Brian Cowen, Building Official
May 13, 2020
Paso Robles
Permit Streamlining Approach

- **Less Paper – Keep Things Digital**
  - iPads
  - Accela Permit System
  - Dropbox
  - Acrobat
  - MS Teams
Week of March 9th
Official Warnings Start

- Staff starts preparing to go all digital
- Move to Electronic Submittals
- Testing MS Teams Meetings
- Order Equipment
- Remote Work
- Testing Remote Video Inspection.
Week of March 16th
City Council Declares Emergency / EOC Activation

- City Facilities Close to Public
- Remote Work Equipment Set-up & Training
- Test Forwarding City Hall Phones
- MS Teams Meetings only
- Projects & Applicants
- Existing Projects Convert Electronic
Friday March 20th
County Shelter at Home Order

- CDD Staff Working Remotely
- All Permits Electronic Review & Issuance.
- All Inspections Available Remote Video.
- All Paso Development Services Available:
  - Planning
  - City Engineer
  - Building
Virtual Public Hearings

- MS Teams + Call-in Screening + YouTube
  - Development Review Committee
  - Planning Commission
  - City Council
What is the RHNA?

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Paso Robles</td>
<td>31,348</td>
<td>11,846</td>
<td>1,446</td>
<td>13.4%</td>
</tr>
<tr>
<td>Arroyo Grande</td>
<td>17,678</td>
<td>7,615</td>
<td>692</td>
<td>6.4%</td>
</tr>
<tr>
<td>Atascadero</td>
<td>30,401</td>
<td>11,651</td>
<td>843</td>
<td>7.8%</td>
</tr>
<tr>
<td>Grover Beach</td>
<td>13,340</td>
<td>5,459</td>
<td>369</td>
<td>3.4%</td>
</tr>
<tr>
<td>Morro Bay</td>
<td>10,640</td>
<td>6,605</td>
<td>391</td>
<td>3.6%</td>
</tr>
<tr>
<td>Pismo Beach</td>
<td>8,068</td>
<td>5,549</td>
<td>459</td>
<td>4.2%</td>
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<tr>
<td>San Luis Obispo</td>
<td>45,950</td>
<td>21,245</td>
<td>3,354</td>
<td>31.0%</td>
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<tr>
<td>Unincorporated</td>
<td>118,950</td>
<td>46,038</td>
<td>3,256</td>
<td>30.1%</td>
</tr>
<tr>
<td>Regional Total</td>
<td>276,375</td>
<td>116,008</td>
<td>10,810</td>
<td>100%</td>
</tr>
</tbody>
</table>

Sources: Modeled estimated results from SLOCOG Regional Land Use Model, jurisdictional indicators (2018).
## Paso Robles RHNA by Income Group

<table>
<thead>
<tr>
<th>Income Group</th>
<th>% of SLOCOG AMI</th>
<th>Paso Robles 2020 – 2028 RHNA</th>
<th>% Of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>31-50%</td>
<td>356</td>
<td>24.6%</td>
</tr>
<tr>
<td>Low</td>
<td>51-80%</td>
<td>224</td>
<td>15.5%</td>
</tr>
<tr>
<td>Moderate</td>
<td>81-120%</td>
<td>259</td>
<td>17.9%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>120% +</td>
<td>607</td>
<td>42.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,446</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>


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**Goal for accommodating housing need through land use policies and planning (zoning)**

(not a construction obligation)
Housing Constraints and Opportunities Committee

City of Paso Robles
Housing Constraints + Opportunities
Committee Meeting: 1:30 PM

Constraints
- How to actually implement density? Need incentives for affordable housing without congestion, how does it pencil out?
- By-right streamlining but can public limited input
- Continue long delays
- Lack of information or specific plan also macro?
- No external labor market
- Facility impacts? Grid impacts on next site
- More input on aggregation
- Parking limits can also be problematic
- Need for transit
- Consider suitable sites
- Growth management
- Can larger projects be more diverse?
- Existing conditions limits
- New funding sources
- Affordable housing
- Urbanization impacts as population increase
- Geometric mixture at risk

Opportunities / Policy Changes
- Look at reducing zones vs. discretionary review
- Consider creative incentives for 1/2 unit
- Reduce parking limits
- Partnerships w/other jurisdictions, RIN/SHARE
- Need on-site resident rental
- Recapture parking inclusions
- Partner helps to implement
- Incentives on site, clusters
- Incentives for abate of non
- TOD, TOD, TOD
- Ridership criteria
- Property tax fundamentals
- Affordable housing
- Infill

Next steps:
- Define objectives
- Sites inventory insight
- Element input
- More review time

Potential Locations
- Land donations preferable
- Aplus
- Grand Canyon Park
- Industrial/infrastructure

Legend:
- Water
- Wastewater
- Electrical
- Streets
- Transportation
- Parks
- Other Public Facilities
- Private Facilities
- Commercial
- Industrial
- Residences
- Special Designation
- Infrastructure Improvement
- Special Designation
- Infrastructure Improvement
Potential Sites

- Vacant sites
- Sites from 4\textsuperscript{th}/5\textsuperscript{th} cycle
- Underutilized sites
- Potential to rezone sites
- ADU projection
Make it easier to build

Apply mandates

Create incentives

Create a capital pool

Pursue partnerships
Oak Park
302 Units - 30th / Park St.

- 302 new affordable apartments
- Phase 4 underway – 75 units
Uptown Center 34st / Spring

- Mixed Use Commercial and Residential
- Spring St. Infill
Webb Apartments
10 units – 34th Street
Blue Oaks Apartments
142 units – Experimental Station Rd.
Redtail Apartments
200 units – Creston Road
Next Steps

- Final Sites Inventory
- Final HCOC Meeting
- Admin Draft Housing Element / Policies
- Regional Coordination
- Joint Planning Commission / City Council
- HCD Submittal
- Adoption Hearings
EVC
Building Design & Construction Group

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