

**City of Paso Robles
Notice of Exemption**

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
planning@prcity.com

County Clerk
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

File

Project Title: Conditional Use Permit 23-06 and Site Plan Review 23-08 (P23-0041) – Laddon Pocket Village, 12 residential units

Project Applicant: Anne Laddon and Jim Irving; PO Box 2049, Paso Robles, CA 93447; anne@anneladdon.com; 805-441-4422

Project Location – Specific: 321 12th Street, APN 009-032-011

Project Location - City: Paso Robles **Project Location - County:** San Luis Obispo

Project Description: The project is the development of 3 vacant lots with 12 residential units.

Name of Public Agency Approving Project: City of Paso Robles

Name of Person or Agency Carrying Out Project: Anne Laddon and Jim Irving

Exempt Status:

- Ministerial (Sec 21080(b)(1); 15268);
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. Class 32, Infill Development; CEQA Guidelines Section 15332
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all requirements of a class 32 exemption.

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The property has a General Plan land use category of Office Professional (OP). The purpose of the OP category is to “provide areas to serve the City’s needs for professional office space.” The site is in OP zoning district, the purpose of which is to “provide opportunities for locating professional and commercial offices, along with limited retail and services land uses, while preserving residential character and residential uses within existing neighborhoods. Innovative uses of existing structures shall be encouraged. All new activities and new construction/remodeling shall not detract from the existing character of the neighborhood, particularly with regards to design compatibility with buildings listed in the city’s inventory of historic structures.” Nationwide the demand for office space has declined since the COVID 19 pandemic. Simultaneously, the need for housing has become a crisis in California. Although the project would not include offices, it is consistent with the intent of the Office Professional zoning district, which encourages office uses, while also allowing for the establishment of new residential units when they are consistent with the character of the neighborhood. Of the 20 assessor’s parcels in the surrounding Office Professional district, only 2 include an office use. The remainder of the

district is residential in nature. Land Use Element Policy LU2I is to “[e]ncourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life.” The project would fill a vacant lot located about 1,300 feet from City Park, the center of downtown. It would provide 12 units of housing at a density that does not overwhelm the neighborhood.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The property is within the City, is 0.48 acre in size and is surrounded on all sides by developed sites.

- c. *The project site has no value as habitat for endangered, rare or threatened species.*

The property was previously developed with a residential care facility. The facility was demolished in the early 2000s. There is no significant habitat now oak trees on the site. The site is not connected to any intact open space.

- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project is 12 residential units. Twelve residential units are expected to generate approximately 114 average daily trips, 9 of which are morning peak-hour trips and 12 of which are afternoon peak-hour trips (9th Edition ITE Trip Generation Manual). Projects generating less than 50 peak-hours trips are considered to have insignificant traffic impacts based on the 2013 Transportation Impact Analysis Guidelines for the City of El Paso de Robles. The project is residential in character, and will be subject to the City’s Noise Ordinance; no significant noise effects are anticipated. The project will be required to comply with the Central Coast Regional Water Quality Control Board Post-Construction Stormwater Requirements, which will result in a project that does not have significant impact on water quality. Further, the site is located on 12th Street, which was rebuilt in 2015 with stormwater control features including the drainage swale between the existing sidewalk and the street.

- e. *The site can be adequately served by all required utilities and public services.*

Water, sewer, electrical and gas services are available to the site. The General Plan anticipates a mixture of commercial and residential uses in this neighborhood, and public utilities and services (including water, sewer, and solid waste) are designed to accommodate build-out of the General Plan.

Lead Agency Contact Person: Katie Banister
Associate Planner

Phone: (805) 237-3970
Email: kbanister@prcity.com

Signature: Katie Banister

Date: October 3, 2024

Signed by Lead Agency

Date received for filing at OPR:

Signature: _____ Date: _____ Title: _____

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code