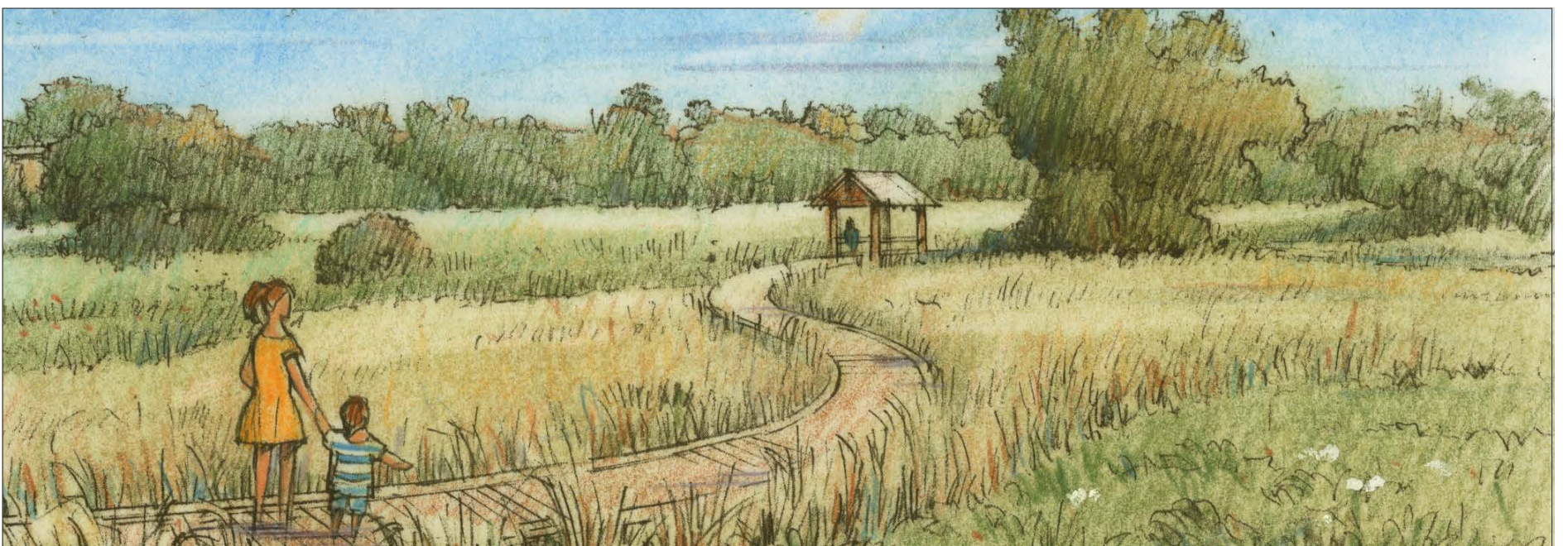


UPTOWN/TOWN CENTRE  
SPECIFIC PLAN

Prepared by:  
Moule & Polyzoides Architects and Urbanists  
Opticos Design Inc.,  
Fong Hart Schneider,  
Poole Design LLC.,  
Impact Sciences Inc.,  
Sherwood Design Engineers,  
Kimley-Horn and Associates Inc.,  
Strategic Economics,  
M. Goodwin Associates Inc.,  
Historic Resources Group

for  
City of El Paso de Robles

AMENDMENT 7 - AMENDED BY THE CITY COUNCIL ON FEBRUARY 6, 2018





# UPTOWN/TOWN CENTRE SPECIFIC PLAN

Prepared for:  
THE CITY OF EL PASO DE ROBLES

By:  
MOULE & POLYZOIDES ARCHITECTS AND URBANISTS

Adopted May 17, 2011  
Ordinance 974 N.S.

## Amended

March 9, 2011	Ordinance 978 N.S.
September 18, 2012	Ordinance 984 N.S.
October 1, 2013	Ordinance 996 N.S.
October 21, 2014	Ordinance 1008 N.S.
June 2, 2015	Ordinance 1015 N.S.
August 15, 2017	Ordinance 1042 N.S.
February 6, 2018	Ordinance 1050 N.S.

### CITY COUNCIL:

Duane Picanco, *Mayor*  
John Hamon, *Mayor Pro-Tem*  
Nick Gilman, *Councilmember*  
Ed Steinbeck, *Councilmember*  
Fred Strong, *Councilmember*

### PLANNING COMMISSION:

Steve Gregory, *Chair*  
Al Garcia, *Chair Pro Tem*  
Doug Barth, *Commissioner*  
Margaret Holstine, *Commissioner*  
Joel Peterson, *Commissioner*  
Chuck Treach, *Commissioner*  
Vince Vanderlip, *Commissioner*

### CITY STAFF:

James L. App, *City Manager*  
Ron Whisenand, *Community Development Director*  
Ed Gallagher, *City Planner (Project Planner)*  
Susan DeCarli, AICP, *City Planner*  
Darren Nash, *Associate Planner*

## CLIENT

City of El Paso de Robles  
Community Development Department  
1000 Spring Street  
Paso Robles, CA 93446  
Tel: (805) 237-3970  
<http://www.prcity.com>

Ron Whisenand  
Ed Gallagher

[RWhisenand@prcity.com](mailto:RWhisenand@prcity.com)  
[EGallagher@prcity.com](mailto:EGallagher@prcity.com)

## DESIGN TEAM

### ARCHITECTS AND URBANISTS

Moule & Polyzoides Architects and Urbanists  
180 East California Boulevard  
Pasadena, California 91105  
Tel: (626) 844-2400  
Fax: (626) 844-2410  
[www.mparchitects.com](http://www.mparchitects.com)

Stefanos Polyzoides, Principal  
Juan Gomez-Novy, Associate  
Jason Claypool  
Orlando Gonzalez  
David Sargent  
Michael Blackburn  
Xiaojian He  
Jaime Perez  
Peter Vanderwal

[spolyzoides@mparchitects.com](mailto:spolyzoides@mparchitects.com)  
[jgomeznovy@mparchitects.com](mailto:jgomeznovy@mparchitects.com)

Opticos Design, Inc.  
1285 Gilman Street  
Berkeley, California 94706  
Tel: (510) 558-6957  
Fax: (510) 898-0801  
<http://www.opticosdesign.com/>

Daniel Parolek, Principal  
Stefan Pelligrini, Principal  
John Miki, Associate  
Jennifer Block  
Aaron Cook  
Brenda Fuste

[daniel.parolek@opticosdesign.com](mailto:daniel.parolek@opticosdesign.com)

### LANDSCAPE ARCHITECTURE

Fong Hart Schneider - Partners  
930 W. 16th Street, Suite A2  
Costa Mesa, CA 92627  
Tel: (949) 645-9444  
Fax: (805) 645-1605

David Schneider, Partner

[D.Schneider@fhsp.net](mailto:D.Schneider@fhsp.net)

Poole Design, LLC  
6101 Blackburn Lane  
Baltimore, MD 21212  
Tel: (443) 834-2097  
Fax: (410) 433-4606  
<http://www.kathypoole.com/>

Kathy Poole [kpooles@kathypoole.com](mailto:kpooles@kathypoole.com)

### EIR

Impact Sciences, Inc.  
803 Camarillo Springs Road, Suite A-1  
Camarillo, CA 93012  
Tel: (805) 437-1900  
Fax: (805) 437-1901  
[www.impactsciences.com](http://www.impactsciences.com)

Tony Locacciato, Principal

[tonyl@impactsciences.com](mailto:tonyl@impactsciences.com)

Impact Sciences, Inc.  
234 E. Colorado Blvd, Suite 205  
Pasadena, CA 91101  
Tel: (626) 564-1500  
Fax: (626) 564-1501

Nicole Cobleigh

[NCobleigh@impactsciences.com](mailto:NCobleigh@impactsciences.com)

### CIVIL ENGINEER

Sherwood Design Engineers  
One Union Street, Second Floor  
San Francisco, CA 94111  
Tel: (415) 677-7300  
Fax: (415) 677-7301  
[www.sherwoodengineers.com](http://www.sherwoodengineers.com)

Bry Sarte  
Eric Zickler

[bsarte@sherwoodengineers.com](mailto:bsarte@sherwoodengineers.com)  
[ezickler@sherwoodengineers.com](mailto:ezickler@sherwoodengineers.com)

### TRAFFIC AND TRANSPORTATION

Kimley-Horn and Associates, Inc.  
Los Angeles Office  
5550 Topanga Canyon Boulevard Suite 250  
Woodland Hills, California 91367  
Tel: Office: (818) 227-2790  
Fax: (818) 227-2797  
[www.kimley-horn.com/kha/](http://www.kimley-horn.com/kha/)

Jim Daisa  
Bill Dvorak, AICP  
Alyssa Phaneuf

[Bill.Dvorak@kimley-horn.com](mailto:Bill.Dvorak@kimley-horn.com)

### ECONOMIC

Strategic Economics  
2991 Shattuck Avenue, Suite 203  
Berkeley, California 94705  
Tel: (510) 647-5291  
Fax: (510) 647-5295 fax

Dena Belzer  
Nancy Eaton

[dbelzer@strategieconomics.com](mailto:dbelzer@strategieconomics.com)  
[NEaton@strategieconomics.com](mailto:NEaton@strategieconomics.com)

### MUSEUM STRATEGIC PLAN

M. Goodwin Associates, Inc.  
456 E. Orange Grove Blvd., Suite 203  
Pasadena, California 91104  
[www.mgoodwinassoc.com](http://www.mgoodwinassoc.com)

Marcy Goodwin, President  
Amanda Greenberger

[mgoodwin@mgoodwinassoc.com](mailto:mgoodwin@mgoodwinassoc.com)  
[mgoodwin@mgoodwinassoc.com](mailto:mgoodwin@mgoodwinassoc.com)

### HISTORIC PRESERVATION CONSULTING

Historic Resources Group  
1728 Whitley Avenue  
Hollywood, California 90028  
Tel: (323) 469-2349  
Fax: (323) 469-0491  
[www.HistoricLA.com](http://www.HistoricLA.com)

Christy Johnson McAvoy  
Kari Fowler  
Bryan Fahrback

[christy@historicla.com](mailto:christy@historicla.com)  
[kari@historicla.com](mailto:kari@historicla.com)  
[bryan@historicla.com](mailto:bryan@historicla.com)

## CONTENTS

### Chapter 1 : Introduction

1.1	Plan Purpose	1:1
1.2	The Transect	1:2
1.3	Goals	1:3
1.4	Plan Authority	1:4
1.5	Relationship of this Specific Plan to other Plans and Documents	1:4
1.6	Project Location and Boundaries	1:5
1.7	Local Physical Conditions	1:5
1.8	Existing Demographic and Market Conditions	1:6
1.9	Public Participation and Plan Participation	1:10
1.10	Plan-wide Policies - General	1:11

### Chapter 2 : Vision and Plan

2.1	The Vision and Plan	2:1
2.1.1	Uptown	2:3
2.1.2	Oak Park	2:5
2.1.3	Midtown	2:7
2.1.4	Downtown	2:9
2.1.5	South of Downtown	2:11
2.1.6	Riverside Avenue Corridor	2:13
2.1.7	Paso Robles Event Center	2:15
2.1.8	Pioneer Park and the Pioneer Park History Center	2:16
2.1.9	Salinas River	2:17
2.2	Open Space and Streetscape	2:23
2.2.1	Streetscape Network	2:24
2.2.2	Open Space Framework	2:24
2.2.3	Paso Robles City Park	2:25

### Chapter 3 : Infrastructure

3.1	Creating Improved Streets	3:1
3.1.1	Guiding Principles for Street Design	3:1
3.1.2	Street Design Standards	3:1
3.1.3	Transit and Bike Paths	3:9
3.2	Streetscape Improvements	3:10
3.3	Parking	3:13
3.3.1	Pay Parking	3:13
3.3.2	Parking Costs and Financing Strategies	3:13
3.3.3	Development	3:13
3.3.4	Parking Policies to Support Downtown Today	3:13
3.3.5	Parking Policies to Support Additional Downtown Development	3:15
3.4	Transit	3:17
3.5	Public Services Infrastructure	3:17
3.5.1	Uptown	3:18
3.5.2	Midtown	3:19
3.5.3	Downtown	3:21
3.5.4	South of Downtown	3:22
3.5.5	Riverside Avenue Corridor	3:23
3.6	Sustainable Stormwater	3:23
3.7	Parks and Open Space	3:32

### Chapter 4 : Implementation

4.1	Introduction	4:1
4.2	Implementation Program	4:1
4.3	Funding Sources	4:2
4.4	Parking Costs and Financing Strategies	4:5

### Chapter 5 : The Development Code

5.1	Purpose and Applicability	5:1
5.2	Regulating Plan and Zones	5:4
5.3	Land Use Regulations	5:7
5.4	Urban Standards	5:14
5.4.1	T3 Neighborhood (T-3N) Zone	5:15
5.4.2	T3 Flex (T3-F) Zone	5:16
5.4.3	T4 Neighborhood (T4-N) Zone	5:17
5.4.4	T4 Flex (T4-F) Zone	5:18
5.4.5	T4 Neighborhood Center (T4-NC) Zone	5:19
5.4.6	Town Centre 1 (TC-1) Zone	5:20
5.4.7	Town Centre 2 (TC-2) Zone	5:21
5.4.8	Riverside Corridor (RC) Zone	5:22
5.5	Architectural Standards	5:23
5.5.1	Building Types	5:23
5.5.2	Frontage Types	5:41
5.5.3	Architectural Styles	5:47
5.6	Sign Standards	5:101
5.7	Additional Requirements and Guidelines	5:105
5.7.1	Landscape and Open Space	5:105
5.7.2	Parking Standards	5:107
5.7.3	Trash Enclosure Standards	5:108
5.7.4	Utility Screening	5:108
5.7.5	Domestic Water Standards	5:108
5.7.6	Storage	5:108
5.8	Subdivision Standards	5:111
5.8.1	Subdivision of Sites larger than 2.1 acres	5:111
5.8.2	Subdivision of Site smaller than 2 acres	5:112
5.8.3	Submittal Requirements	5:112
5.9	Definitions	5:113