



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

CITY COUNCIL & PLANNING COMMISSION
Chandler Ranch Area Specific Plan
Joint Study Session
Minutes

Tuesday, November 27, 2007 7:30 PM

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET**

**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR
TO THE MEETING WITH A COPY TO THE CITY CLERK**

7:30 PM – CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

ROLL CALL Councilmembers John R. Hamon, Jr., Gary Nemeth, Duane Picanco, Fred Strong,
and Mayor Frank Mecham

Commissioners Thomas Flynn, Ron Johnson, Joel Peterson, Ed Steinbeck,
Charles E. Tretch, Christie Hodgkin, and Chairman Margaret Holstine

DISCUSSION

1. Chandler Ranch Area Specific Plan

Presentation of a status report on the Chandler Ranch Area Specific Plan (CRASP), and discussion with the property owners, their representatives, and citizens of Paso Robles regarding the direction of the specific plan. Additional information prepared by Robert Lata was distributed to the City Council, Planning Commission, and the public (a copy is attached to these Minutes).

Mayor Mecham opened the workshop discussion. Speaking from the public was Mike Cope, representing the Chandler family and all CRASP property owners, John Wallace, representing the Wurth family interests, Dan Lloyd for CRASP parcel, Bill West, Bob Spielman and Claus Hansen regarding traffic concerns, and Larry Lynch regarding water.

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

The City Council welcomed the Chandler Ranch property owners' proposal to continue processing the Specific Plan consistent with Option No. 1¹ (also referenced in the Staff Report). Written details will be submitted by the property owners to Council for formal direction, subject to the requirement that completion of the plan will be funded by the property owners.

By General Consent, Mayor Mecham adjourned the workshop at 10:15 PM.

**CITY COUNCIL
ADJOURNMENT**

TO THE CHRISTMAS LIGHT PARADE, ON SATURDAY, DECEMBER 1, 2007 AT THE CITY PARK
TO THE REGULAR MEETING AT 7:30 PM ON TUESDAY, DECEMBER 4, 2007, AT THE
LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

**PLANNING COMMISSION
ADJOURNMENT**

TO THE DEVELOPMENT REVIEW COMMITTEE MEETING OF MONDAY, DECEMBER 3, 2007 AT 3:30 PM
AT PASO ROBLES CITY HALL, 1000 SPRING STREET, PASO ROBLES
TO THE DEVELOPMENT REVIEW COMMITTEE MEETING OF MONDAY, DECEMBER 10, 2007 AT 3:30 PM
AT PASO ROBLES CITY HALL, 1000 SPRING STREET, PASO ROBLES
TO THE PLANNING COMMISSION MEETING OF TUESDAY, DECEMBER 11, 2007, AT 7:30 PM AT PASO
ROBLES CITY HALL, 1000 SPRING STRET, PASO ROBLES

Submitted:

Ronald Whisenand, Planning Commission Secretary
Approved:

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

¹ Option No. 1 calls for the property owners to provide substantive input and financial support for the CRASP process to continue along the current course. Property owner agreement with this option would allow consideration of a Final Environmental Impact Report and a range of options for a CRASP. The options would extend from adoption of CRASP based on current General Plan and Zoning designations up to and including consideration of the land uses and densities being sought by the respective property owners. Pursuing conclusion of the CRASP under Option No. 1 would call for both renewed and new commitments by the property owners. In addition, all additional studies and completion of the environmental review and specific plan preparation process would need to be funded up front by the property owners.

This evening's goal: With input from Chandler Ranch Area Specific Plan property owners and other interested persons, for the Planning Commission and City Council to

- Receive an up-date on the Chandler Ranch Area Specific Plan;
- Discuss the status of the specific plan; and
- for the City Council to provide policy direction regarding the further processing of the Chandler Ranch Area Specific Plan and source of funds to provide for further processing.

Background: 1. The Chandler Ranch Area Specific Plan (CRASP) has been in development for many years. While progress has been made, there remain a number of critical steps before the project is ready for a Council decision.

2. During the time that the Specific Plan has been in process, a number of things have changed that have the potential to alter the direction of the Plan.

Important among those include changes in traffic, water supply options, community needs, and the current & the near-term state of the residential real estate market.

3. A joint Planning Commission-City Council workshop with the property owners has been convened to facilitate an exchange of information and expectations and to fulfill a June 13th request by the Chandler Ranch Property Owners to “meet with the City Council members to discuss the CRASP”.
4. The purpose of the workshop and some options for consideration were summarized in the September 11, 2007 invitation letter to the property owners.
5. Three CRASP related studies have recently been completed which could have an impact on the direction that the Specific Plan is taking:
- a. First is a “Peer Review” by an independent land use planning professional, providing a critique of the development plans proposed by the property owners. A copy of this peer review was provided to the Commission, Council, and the property owner representatives;
 - b. Second is part of a supplemental traffic analysis, based on the latest “phasing plan” submitted by the property owners. This analysis identifies a significant traffic capacity constraint on development of the Specific Plan;

- c. The third study is an economic analysis of residential development costs typical for our local market area. This study was in response to a property owner assertion that the CRASP is not economically feasible. The report prepared for the City by Vale Associates also includes an assessment of how the use of community financing (CFDs) can benefit projects of this nature.

Analysis &
Conclusion:

Based on the latest input from property owners, it appears that the City funded specific planning process has come to a critical junction.

The property owners have questioned whether the project can be built with the needed environmental mitigation and community benefit items that such a large project require.

The City has fronted over a million dollars towards preparation of the Specific Plan.

Many of the studies that went into the preparation of the Specific Plan are dated, thereby requiring new assumptions and direction for the plan.

The Workshop is an opportunity for the City Council to provide policy direction.

No actions are intended to be taken that are subject to the California Environmental Quality Act (CEQA), nor will the City consider any General Plan, Zoning, or Specific Plan entitlements related to the CRASP.

To place the Chandler Ranch Area Specific Plan in context, it is important to understand that the current General Plan and Zoning for the property would allow consideration of:

- up to about 599 dwelling units on the 827 acre property; and
- development of commercial and industrial land uses on those properties that are planned and zoned for those land uses.

Owners of property within the Chandler Ranch Area Specific Plan boundaries are requesting General Plan Amendments and Zone Changes, along with Specific Plan provisions, that would allow consideration of:

- up to 1,439 dwelling units, along with possible exceptions to City development codes and standards;
- approximately 280,000 square feet of commercial development; and

- public financing of certain infrastructure elements.

The requested scope and intensity of development raises significant issues and impacts that include but are not limited to:

1. Impacts on the Paso Robles School Districts;
2. Impacts to the environment, including sensitive plant and animal habitats;
3. The need for new water supplies above and beyond those currently available;
4. Additional water storage facilities;
5. Consideration of the appropriateness of the scale and extent of grading and land form modification being sought by the property owners;
6. Traffic impacts that have implications for much of the east side of Paso Robles;
7. The costs of providing City infrastructure and services to meet the needs of 1,439 households and the proposed commercial development.

An Amendment to the City's General Plan and Zoning is a discretionary legislative consideration for the Planning Commission and City Council.

The provision of public financing of infrastructure is also entirely at the City Council's discretion.

In addition, consideration of any exceptions to the City's development standards and/or Zoning Code would be at the discretion of the City Council.

Through the Chandler Ranch Area Specific Plan process the City has sought to off-set and mitigate anticipated impacts on the Paso Robles community. The City's efforts include but are not limited to the following:

1. Requiring an acceptable mitigation agreement between the property owners and Paso Robles School Districts as one of the pre-requisites to the City providing public financing of infrastructure;
2. Seeking a timely agreement between the property owners and the State Department of Fish and Game to address impacts on the environment;
3. Requiring a supplemental contract for Nacimiento Water supplies;
4. Calling for a water tank site to the City's specifications within the plan area;

5. Providing a physical model of proposed land form modifications to be prepared at an appropriate scale, so that the Council, Commission, and community can see the natures and extent of proposed grading during the public hearings on the Chandler Ranch Area Specific Plan; and
6. Maximizing mitigation of traffic impacts and traffic calming, both within the specific plan area and on the surrounding street system in easterly Paso Robles;
7. Having adequate financial resources to provide the infrastructure and services to meet the needs of the homes and business proposed for the Chandler Ranch Area Specific Plan.

To summarize the current status of the Chandler Ranch Area Specific Plan:

1. An Environmental Impact Report has been prepared to address minimum anticipated mitigation needs. The Draft Final EIR will need to be supplemented with updated traffic impact analysis and additional mitigation requirements. Agreement with Fish and Game regarding plant and animal habitat mitigation measures will not be required before consideration of the specific plan but will be necessary before any grading and development may occur.
2. A Draft Specific Plan has been prepared but will need to be further refined to reflect current circumstances and revised to address recommendations from a Peer Review report on the property owners' land use and circulation proposals, along with consideration of the latest traffic analysis conclusion that no development can occur within the Specific Plan area prior to construction of a connection between Airport Road and Highway 46 East or some other means of providing capacity for Chandler Ranch area traffic . In addition, the terrain model would need to be prepared prior to any public hearings.
3. In exchange for consideration of Amendments to the General Plan, Zoning, and providing public financing of infrastructure, the City expects demonstration of significant public benefits to be incorporated into a Development Agreement that is satisfactory to the City Council.

The September 11, 2007 letter to the property owners outlined two options for discussion and consideration at this workshop:

Option # 1 established a proposed set of conditions under which the City could consider proceeding with preparation of the Chandler Ranch Area Specific Plan, which included the property owners providing requested information and advancing the further costs of completing the Specific Plan and related studies; and

Option # 2 would provide for the City to complete the Specific Plan based on the current General Plan land use and Zoning patterns, without provisions for public financing of infrastructure. As noted in the staff report, this second option does provide some value for both the property owners and the city and could provide a basis for later consideration of an amendment to the Specific Plan.

To date, the property owners and their representatives have not responded to the substance of the options outlined in the September 11, 2007 letter, and in particular to the proposed conditions under which the City may proceed with work on the current version of the Chandler Ranch Area Specific Plan.

This workshop provides a forum for the Planning Commission, City Council and property owners and other interested parties to discuss the range of options related to the Chandler Ranch Area Specific Plan.

A suggested structure for the discussion is:

1. That the Planning Commission and City Council have an opportunity to pose any questions of City staff and/or consultants;
2. That the City Council open the public discussion, providing the property owners and/or their representatives an opportunity to address the options outlined in the September 11, 2007 letter from the City and any other topics that they wish to discuss.
3. That the public have an opportunity to address the status and direction of the Chandler Ranch Area Specific Plan;
4. That the property owners and/or representatives have an opportunity to make any closing comments.
5. That public discussion be closed and the Planning Commission and City Council discuss the status of the Specific Plan and the options that have been presented.
6. That the City Council reach a consensus and provide policy direction to City staff, consultants and property owners with regard to the processing and funding of the Chandler Ranch Area Specific Plan.