MINUTES OF THE
PARKS AND RECREATION ADVISORY COMMITTEE

April 9, 2018
4:00 p.m.
Centennial Park – Live Oak Room, 600 Nickerson Drive, Paso Robles

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CALL TO ORDER *(Chair Perino)* **4:00 p.m.**

ROLL CALL *(Berman)*

Members present:	Dale Breckow, Stacia Finley, James McPherson, Justin Perino, Pamela Reynolds
City Staff present:	Freda Berman, Julie Dahlen, Lynda Plescia
City Council absent:	Steve Gregory, John Hamon
Guest:	Larry Miller

PUBLIC COMMENT
None.

CONSENT AGENDA
Items on the Consent Agenda are considered routine, and, therefore do not require separate discussion. However, if discussion is necessary, or if a member of the public wishes to comment on any item, the item may be removed from the Consent Agenda and considered separately. Questions of clarification may be made by the Advisory members without removal from the Agenda.

1. **Approve Minutes of March 12, 2018 meeting** *(Perino)*
   Moved and seconded by Finley / Breckow to approve the minutes of the March 12, 2018 meeting- motion carried.

BUSINESS ITEMS

2. **Advocacy Activities/Opportunities** *(Perino)*
   Finley, Reynolds, Breckow, and Perino reported.

3. **Parks 4 Pups Presentation** *(Larry Miller)*
   RE: Construction of new shade structure.

   Move and Seconded by Finley / Reynolds to endorse construction of new shade structure at Sherwood Dog Park – motion carried.

4. **CITY COMMUNICATION / REPORTS**
   - Julie Dahlen, Community Services Department Director
   - Lynda Plescia, Recreation Services Manager
   - Freda Berman, Maintenance Superintendent

5. **COUNCILMEMBER REPORT**
No report- absent

ADJOURNMENT
Moved and seconded by Breckow / Reynolds to adjourn the meeting at 4:48 p.m. - motion carried.

Next regular meeting on Monday, May 14, 2018 at 4:00 p.m. in the Centennial Park Live Oak Room, 600 Nickerson Drive, Paso Robles.

THESE MINUTES WERE APPROVED BY THE PARKS AND RECREATION ADVISORY COMMITTEE AT THEIR MAY 14, 2018 MEETING

Sharon L. Williams

Sharon L. Williams, Administrative Assistant II
Approved: May 14, 2018

MINUTES OF THE
SENIOR CITIZEN ADVISORY COMMITTEE

April 9, 2018
1:30 p.m.
Senior Center, 270 Scott Street, Paso Robles

CALL TO ORDER *(Chair Lance)* 1:31 p.m.

PLEDGE OF ALLEGIANCE (*Lance)*

ROLL CALL *(Villano)*
Members present: Marta Crawford, Doris Lance, Paul Nevosh Louis Villano, Mara Whitten
Absent: Eileen Brown

City staff present: Lynda Plescia

SVS present: Martha Durrett

City Council present: Steve Gregory, Jim Reed

Guest: Kooki Peters, Elias Nimeh

PUBLIC COMMENT None

CONSENT AGENDA
Items on the Consent Agenda are considered routine, and therefore do not require separate discussion. However, if discussion is necessary, or if a member of the public wishes to comment on any item the item may be removed from the Consent Agenda and considered separately. Questions of clarification may be made by the Advisory members without removal from the Agenda.

1. **Approve Minutes of March 12, 2018 meeting** *(Lance)*
   Moved and seconded by Nevosh/ Villano to approve the minutes of the March 12, 2018 meeting- motion carried.

2. **Senior Endowment Report** *(Lance)*
   March 2018 Senior Endowment Report - received and filed.

3. **Council Summary Report** *(Lance)*
   April 3, 2018 report - received and filed.

BUSINESS ITEMS:

4. **Meals that Connect** *(Elias Nimeh, Executive Director)*

5. **Health and Transportation Fair** *(Plescia)*

6. **CITY COMMUNICATION REPORT**

- Lynda Plescia, Recreation Services Manager

7. **COUNCILMEMBER REPORT**

- Steve Gregory
- Jim Reed

ADJOURNMENT

Moved and seconded by Crawford/ Villano to adjourn meeting at 2:34 p.m.
Next regular meeting on Monday, May 14, 2018 at 1:30 p.m. at the Senior Center, 270 Scott Street, Paso Robles.

THESE MINUTES WERE APPROVED BY THE SENIOR ADVISORY COMMITTEE AT THEIR MAY 14, 2018 MEETING.

Respectfully submitted by Sharon Williams, Administrative Assistant

City of El Paso de Robles
"The Pass of the Oaks"
Paso Robles City Library

MINUTES OF THE LIBRARY BOARD OF TRUSTEES

April 12, 2018 ~ Paso Robles City Library, 1000 Spring Street, Paso Robles

President Tina Lau
Maria Garcia; Michael Miller; Meta Nisbet; Deborah Sharp;

CALL MEETING TO ORDER
Acting President Sharp called the meeting to order at 9:05 a.m.

ROLL CALL
Acting Library Board President Sharp took roll as follows:

Members present:	Miller, Sharp, Nisbet
Absent:	Lau, Garcia
City Staff:	Angelica Fortin, City Librarian
City Council rep:	Councilman Gregory

CONSENT AGENDA

-After review, a motion was made by Trustee Miller, seconded by Trustee Nesbit, to approve the minutes from the February 8, 2018 and March 8, 2018 Library Board of Trustees meetings and to receive and file the April 3, 2018 City Council highlights. Motion passed. Voice vote: 3 ayes, no dissent.

Guidelines for Library Use

-After review and discussion, a motion was made by Trustee Miller, seconded by Trustee Nisbet, to approve the amendments to the Guidelines for Library Use policy. Motion passed. Voice vote: 3 ayes, no dissent.

Art Display: MLK February 2019

-After review and discussion, a motion was made by Trustee Nisbet, seconded by Trustee Miller, to approve the Martin Luther King, Jr. art display in the Library for the month of February, 2019. Motion passed. Voice vote: 3 ayes, no dissent.

ADJOURNMENT – Trustee Nisbet motioned, Trustee Miller seconded to adjourn at 10:30 a.m. to:

-the Volunteer Appreciation event on Tuesday, April 24, 2018, 2:00 p.m. at the Paso Robles Golf Club;

- then to the All-Boards meeting on Wednesday, April 25, 2018, 10:00 a.m. in the Library Conference Room;

-then to the regularly scheduled meeting of the Library Board of Trustees on Thursday, May 10, 2018, 9:00 a.m. in the Library Conference Room, 1000 Spring St.

Continued

These minutes were approved by the Library Board of Trustees at their May 10, 2018 meeting.

Respectfully submitted by Angelica Fortin, City Librarian

AF/dr

Library Board of Trustees Minutes of April 12, 2018

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

PLANNING COMMISSION MINUTES
April 24, 2018
6:30 P.M.

Planning Commissioners Roll Call:

Present: Davis, Agredano, Jorgensen, Donaldson, Barth, Garret and Neel.

Absent: None

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

1. **Continued Public Hearing from March 27, 2018**
   Planned Development (PD 17-008) Hotel Alexa
   Alexa Court / APN: 009-831-021
   Applicant – Vinubhai Patel
   A request to establish a 4-story boutique hotel with a total of 38 guest rooms, plus a manager's unit. The hotel would total 23,765± square feet (sf) and is 50-feet tall at its highest point. The guest rooms will be located on the first three floors and the 4th floor will be used to house mechanical equipment only.

   Open Public Comment

   Speakers: Chas Rhoads – Applicant
   Maria Stover
   Jerel Stover

   Closed Public Comment.

   Action:

   A. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Resolution A Adopting the Negative Declaration for the project as presented.

B. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Resolution B Approving Planned Development 17-008 subject to site specific conditions of approval as presented.

2. <u>Planned Development (PD 17-011) Hyatt Place Hotel</u>
APN: 009-831-029
Applicant – Rupesh Patel, Zenique Hotels

Open Public Comment

Speakers: Rupesh Patel – Applicant
Richard Burroughs – Architect
Maria Stover
Jerel Stover

Closed Public Comment.

Action:

A. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Resolution A Recommending the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Planned Development (PD 17-011) Hyatt Place Hotel as presented.

B. A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 7-0-0 to approve Resolution B Recommending Approval of Planned Development (PD 17-011) to the City Council for Hyatt Place Hotel with changes (See Attachment 1).

3. <u>Rezone 18-003 & PD 18-003 – Add Mixed-Use and Planned Development Overlay</u>
Zoning to a C3 property on Golden Hill Road, to allow the ability to add second floor residential units to the existing mini-storage facility.

Open Public Comment

Speakers: Keith Belmont – Applicant Representative
Maria Stover
Jerel Stover

Closed Public Comment.

Action:

A. A motion was made by Commissioner Davis, seconded by Commissioner Donaldson and passed 7-0-0 to approve Resolution A Recommending the City Council Amend the Title 21- Zoning Map, Regarding Adding Mixed Use (MU) and Planned Development (PD) Overlay to the site located at 2328 Golden Hill Rd. as presented.

B. A motion was made by Commissioner Davis, seconded by Commissioner Donaldson and passed 7-0-0 to approve Resolution B

Recommending the City Council Approve Planned Development 18-003 for Adding Three Residential Units to the Existing Facility with Signage Improvements (See Attachment 2).

4. **General Plan Consistency Determination 18-01 - Ladera Ln. Surplus Property Sale and Detachment from City incorporated boundary**
   Determination of General Plan Consistency for the detachment and sale of a City owned 5.0± acre vacant water tank site property located at the NW Corner of Cumbre Rd / Ladera Ln.
   APN: 009-800-001

   Open Public Comment

   Speakers: Tom Frutchey – City Manager

   Closed Public Comment.

   Action:

   A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Agredano and passed 7-0-0 to approve Resolution A Making a General Plan Consistency Determination for the Detachment from the City's Incorporated Boundaries and Sale of a City Owned Surplus Water Tank Site at the NW Corner of Cumbre Rd / Laderal Ln. as presented.

Other Scheduled Matters: None

Consent Calendar

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

   April 16, 2018

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

   April 10, 2018

   Action:

   A. A motion was made by Commissioner Agredano, seconded by Commissioner Jorgensen and passed 7-0-0 to approve Items # 5 & # 6 as presented.

7. **Other Committee Reports:**

   a. Housing Constraints Advisory Committee: Director Report.
   b. Specific Plan Ad Hoc Committee: Director Report.

Planning Commissioners' Comments:

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:58 PM

size of containers to be stored in the enclosure.

☒ 12. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Community Development Director or his designee. Details shall be included in the building plans.

☒ 13. All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or his designee. Details shall be included in the building plans.

☒ 14. All existing and/or new lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or his designee.

☒ 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.

☒ 16. It is the property owner's responsibility to insure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and insure compliance by the owner's agents.

☐ 17. Any existing Oak trees located on the project site shall be protected and preserved as required in City Ordinance No.835 N.S., Municipal Code No. 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An Oak tree inventory shall be prepared listing the Oak trees, their disposition, and the proposed location of any replacement trees required. In the event an Oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to removal.

☒ 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

☐ 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.

(Adopted by Planning Commission Resolution _____)

☐ 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

☒ 21. Prior to the issuance of building permits, the
☒ Development Review Committee shall approve the following:
☐ Planning Division Staff shall approve the following:

☒ a. A detailed site plan indicating the location of all structures, parking layout, outdoor storage areas, walls, fences and trash enclosures;
☒ b. A detailed landscape plan;
☒ c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments;
☒ d. Other: grading plan

B. GENERAL CONDITIONS – TRACT/PARCEL MAP:

☐ 1. In accordance with Government Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.

☐ 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

☐ 3. The owner shall petition to annex residential Tract (or Parcel Map)_____ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.

☐ 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.

☐ 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

_____

_____.

(Adopted by Planning Commission Resolution _____)

Attachment 2

Exhibit A

Site Specific Conditions of Approval – PD 18-003

(Brian Wilson – 2328 Golden Hill Rd.)

Planning Division Conditions:

1. PD 18-003 along with Rezone 18-003 allows the addition of three residential units to the existing Golden Hill Mini-Storage facility for a total of four (4) residential units when considering the existing care take unit.

2. The three mixed use apartment units shall be located on the second floor above the existing care takers unit.

3. The project shall be constructed in substantial conformance with the Conditions of Approval established by Resolution 18-_____and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Standard Conditions of Approval
B	Existing Site Aerial
C	Perspectives
D	Proposed Site Plan
E	Existing Floor Plan
F	Proposed Floor Plan

4. Prior to the issuance of a building permit for the residential units, the Development Review Committee (DRC) shall review the following:
    a. Final site planning and architectural details
    b. Landscaping plan
    c. Fencing plan. Note: decorative fencing such as tubular steel fence and gates should be considered.
    d. Exterior light fixtures. Existing wall-pack lights need to be upgraded to shielded units with project.
    e. **Updated project signage.**

5. Prior to the issuance of a building permit, the project shall abandon the existing septic system and tie into the City sewer system. Plans shall be provided for approval by the City Engineer.

6. Frontage improvements shall be installed as indicated in Standard Conditions of Approval, Exhibit A, Section F.3.

7. On site storm water shall be addressed as indicated in Standard Conditions of Approval, Exhibit A, Section D.5.