



# City of El Paso de Robles

*"The Pass of the Oaks"*

**MINUTES OF THE REGULAR MEETING  
PASO ROBLES CITY COUNCIL  
JANUARY 7, 1991**

The City Council of the City of El Paso de Robles, meeting in regular session at 7:30 p.m. on the above date in the City Council Chambers, was called to order by Mayor Chris Iversen with the following Councilmembers answering roll call: Picanco, Russell, Martin, Reneau and Iversen; none being absent

1. Community Development Director Lata summarized the staff report, referencing Council direction at prior meetings, Planning Commission and staff recommendations from the staff report dated January 4, 1991. Mayor Iversen opened the public hearing for testimony.

Jack Sloan expressed a desire to avoid building permit restrictions on approved residential subdivision projects.

Tim Bryan indicated concerns regarding control of growth through the Building Permit issuance process; he recommended instead that controls be through tract and annexation considerations.

Mike Rider objected to limiting the number of Building Permits per year. He indicated he was unsure of the basis for a population limit of 35,000 residents, and that it would be "unfair" to impact previously approved projects.

Bill Poe concurred with concerns regarding limits on the number of Building Permits.

Larry Werner discussed the limit on the number of Building Permits, indicating a numerical restriction was "too specific" for the General Plan; he felt that growth management should apply to new projects.

Coker Ellsworth expressed that he hated to see a limit on the number of Building Permits and that the market would be "self-correcting"; he was concerned with impacts on industry.

Bob Graham stated he did not support a Growth Control Ordinance.

Dave Yatsko, regarding property at 36th and Vine, indicated he was seeking a Residential Multi-Family, Low Density designation.

Pete Lopez spoke against any type of growth management or limit on Building Permits.

Jim Liptak indicated support for the General Plan including the "largest area" with a population of 35,000 in the year 2010; he

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wants to have input into the implementation programs, including the Master Plans, Growth Management, and Development Fees.

Tim Roberts, representing a property owner at the northwest corner of Rolling Hills and Creston Road, stated that he agrees with the Office Professional land use designation for the subject property but would seek to have Assessor's Parcel No. 9-641-08, which is currently designated for residential land use, included in the Office Professional category; he indicated a willingness to accept a "right turn in, right turn out" limitation on any Creston Road driveway access to the subject property.

There being no further requests to speak on the Draft EIR and Draft General Plan, Mayor Iversen closed the public hearing.

Councilman Russell expressed support for the "largest area" scenario as a General Plan planning area; he noted the need for long-range planning and keeping options open; he cited the need to plan for infrastructure including road right-of-ways, drainage and air quality. He indicated that the City's Sphere of Influence should be established as its maximum within a reasonable time, with the need for the County to adopt City standards, but not to extend the Sphere of Service until the City was ready to serve specific areas, thus avoiding sprawl.

Councilman Martin stated that he agreed with the need to expand the City's control. He also expressed concern regarding the City's ability to serve the whole area.

Councilman Reneau indicated that growth was inevitable and that the City needs to plan for the greatest area; he noted that he would avoid the limit of 35,000 population in the year 2010 and let the market regulate the rate of growth.

Councilman Picanco expressed concerns with the County's treatment of gateways to the City, and that a population of 35,000 represents a majority view. He felt that the City should focus on industry, not on expansion of City Limits. He wished to wait five years to see how the General Plan is working, and was concerned regarding the growth inducing impact of planning for the larger area.

Mayor Iversen asked how the City would reconcile environmental impacts with the staff and Planning Commission recommendations.

Environmental consultant Rod Jeung of ERCE, the City's consultant for preparation of the Environmental Impact Report on the General Plan, responded, contrasting population and land related impacts. He noted that with a population limit of 35,000 persons in the year 2010, the population driven impacts would be essentially the same for the "Existing Zoning" and "Largest Area" scenarios. He further noted that the differential impacts on land and environment would be dependent upon the differences in City and County land use

controls and development standards.

Mayor Iversen expressed support for the "Existing Zoning" alternative, indicating concerns that the largest area scenario would promote premature development, and that it would be cost-prohibitive to plan for the largest area. He noted the need for Resources Management without limits on Building Permits.

Councilman Martin summed up his view in stating that the choice is one of who plans best (ie: City or County), and what is the level of optimism regarding the future. He indicated his support for the Largest Area scenario with a population limit of 35,000 in the year 2010.

It was moved by Councilman Martin and seconded by Councilman Russell, that the City Council direct staff to finalize the Environmental Impact Report on the General Plan and to prepare a General Plan based on the Largest Area alternative, incorporating the mitigation of impacts by limiting the City's population in the year 2010 to 35,000 residents. Motion passed by the following roll call vote:

AYES: Martin, Russell and Reneau  
NOES: Picanco and Iversen  
ABSENT: None

There followed a detailed review of the Planning Commission's recommendations regarding specific land use designations and implementation program. The following are the changes to those recommendations that were directed by the City Council:

1. That staff revise the Multi-Family Land Use Designations to reflect three levels of permitted density: Low Density with a maximum of 8 units per acre, Medium Density with a limit of 12 units per acre, and High Density with a limit of 16 units per acre; regarding the High Density category, it was noted that a specific threshold of parcel size should apply before 12 units per acre could be exceeded; the example cited was a three acre minimum; it was noted that clustering of dwelling units in higher density development should be encouraged to maximize open space and minimize the visual impacts of density.
2. That the Office Professional land use designation at the northwest corner of Rolling Hills and Creston Road should include the residentially designated APN 9-641-08, with provisions to restrict Creston Road driveway access to one location with right-in, right-out access.
3. That the 14.7 acre area north of Sierra Bonita and south of the former CTS plant be left in an industrial land use category.
4. That staff be directed to bring back, as a separate discussion

item, the topics of residential fire sprinklers, paramedic services, a right-to-farm ordinance, and agricultural buffers.

5. In Subarea 1, that the land use designation for properties labeled "1" and "8A" be Residential Multi-Family, Low Density (maximum of 8 d.u. per acre, subject to the Hillside Development Ordinance), and that properties labeled "3" should be redesignated Residential Multi-Family, Medium Density (maximum of 12 d.u. per acre).

6. In Subarea 2, that the former PG&E property at 4th and Pine should be included in the Community Commercial land use designation along with the area labeled "16".

7. In Subarea 7, that the land use designation for properties labeled "7" should be Residential Multi-Family, Low Density (maximum of 8 units per acre).

8. In Subarea 9, that the land use designation for the property labeled "5" should be Residential Multi-Family, Medium Density (maximum of 12 units per acre).

With the exception of the foregoing list of changes, the balance of the Planning Commission and staff recommendations are to be incorporated into the General Plan.

It was moved by Councilman Russell and seconded by Councilman Martin, that the City Council direct staff to incorporate the above listed changes into the Planning Commission and staff recommended General Plan, and that staff should proceed with preparation of the following mitigation/implementation programs (which are to be developed separately and subsequently to the adoption of the General Plan):

- (a) Five-year capital improvement program/development phase lines;
- (b) A Resource Management Program based on limiting development to resources available;
- (c) Up-dates of Master Plans for streets, sewers, water, storm drains;
- (d) Development Impact Fee Schedule;
- (e) Steps to bring the Zoning Code into conformity with the General Plan.

Motion passed by the following roll call vote:

AYES: Russell, Martin, Picanco, Reneau and Iversen  
NOES: None  
ABSENT: None

Staff was also requested to bring back to the City Council, at a study session, a discussion of resource management thresholds.

9. There being no further business, it was moved by Councilman Martin, seconded by Councilman Picanco and passed unanimously to adjourn to January 14, 1991 at 7:30 p.m. in the City Council Chambers.

**THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT THEIR NEXT REGULAR MEETING.**



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## NOTICE OF ADJOURNMENT

YOU ARE HEREBY NOTIFIED that the meeting of the City Council of the City of El Paso de Robles, California, held on Jan. 7, 1991 at 7:30 p.m. in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446, has been adjourned to Jan. 14, 1991 at 7:30 p.m. in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446.

Date: 1-7-91

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY:

Dawn Hudson  
Deputy CITY CLERK