

MINUTES

CITY COUNCIL & PLANNING COMMISSION
Tuesday, June 24, 2003 7:00 PM

GENERAL PLAN WORKSHOP AND OPPORTUNITY TO PROVIDE DIRECTION TO CONSULTANT AND STAFF

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

CALL TO ORDER

ROLL CALL Councilmembers George Finigan, Jim Heggarty, Gary Nemeth, Duane Picanco and Mayor Frank Mecham

 Commissioners Michael Calloway, Nicholas Ferravanti, Tom Flynn, Marti Munis Kemper, Ed Steinbeck, and Chairman Ron Johnson. Absent: Commissioner Valerie Warnke

PUBLIC COMMENTS -- None

DISCUSSION

1. Workshop Purpose and Format
2. Informational Presentation – Summary Overview of General Plan Update
3. Questions, Comments and Public Input
4. Adjournment of Public Workshop
5. City Council and Planning Commission Discussion/Direction:
 - Schedule and Process
 - Goals and Policies
 - Property-Owner Requests

Mayor Frank Mecham called the Public Workshop to order at 7:01 p.m. and announced that the Workshop was an opportunity to receive an overview of the proposed General Plan Update changes, and to provide public comments.

Community Development Director Bob Lata reviewed the purpose and format of the Workshop. He indicated that John Rickenbach, the City's contract assistance in preparing the City's General Plan update, would be providing a summary of the ad hoc committee recommendations regarding the eight General Plan Elements and the land use alternatives.

John Rickenbach made a presentation summarizing the changes/updates for each General Plan Element, reviewing the recommendations regarding the four Property-Owner requests reconsidered (Landon, Sylvester, Molnar, and Mannie), and describing the remaining steps involved in the General Plan Update process. He reviewed the schedule with the next steps being release of the Draft Environmental Impact Report and General Plan Update Summary in July/August followed by additional Public Workshops in August and September.

City Planner Tina Ryder indicated that the direction received from the City Council and the Planning Commission was to make the General Plan Update process one that was open to the public and participatory. With that in mind, the City will continue to provide opportunities for public comment and participation over and above the legal requirements.

Those from the public giving comments/testimony and input on the General Plan Update program were as follows:

Vera Wallen, 1285 South Ocean Avenue, Cayucos, representing the League of Woman Voters who have been participating the Countywide Housing Element Study Committee process. She indicated the City of Paso Robles has been effective in creating a balanced community and addressing affordable housing needs. The League is focusing on work force housing throughout the county since this area is currently underserved. The League was interested in the City considering use of a housing trust fund, mixed use projects, cluster housing, inclusionary housing, and seeking outside funding.

Tim Bryan, 3675 Rafter Way, Paso Robles, stated that correspondence has been provided to the City from property owners in the area of the proposed Cuesta student housing shown. The residents are against future consideration of the three (3) parcels fronting Buena Vista Road as a potential expansion area for subsequent development of student housing in the future. There are CC&R;s prohibiting such a use; the housing would be incompatible with area development; and the housing is not supported by the residents.

Wayne Harris, 820 Snead, Paso Robles, stated his pride in the town. He was thankful that the City's forefathers were forward thinking in the street layout and design. He stressed the importance of the City continuing to be forward thinking, not to cut its vision short, but rather to be prepared for growth.

David Landon, 3440 Spring Street, Paso Robles, stated that there was no need for additional commercial on North Spring Street and that he was asking the City to look favorably upon his request for a residential multi-family designation (R4).

Sandee McLaughlin, Executive Director for Cuesta College North Campus, stated that she had read the correspondence received and had meet with one of the property-owners to discuss the concerns. The highest priority of the College was to be a good neighbor. Area growth has surpassed expectations. The College is in need of employee and student housing and is interested in working together with the City and residents to develop a plan for housing.

Chris Iverson, 612 Palomino, Paso Robles, spoke to the need to maintain the City's vision with its central point being diversity. He was interested in the City developing a system to assess performance in taking actions to achieve its vision, most notably attainment of a jobs/housing balance.

Fred Strong, 1550 Creston Road, Paso Robles, referenced the letter he submitted to the City citing concerns about updating the planned land uses in the vicinity of the Airport. The Airport Land Use Plan is currently being updated and references to the update should be included in the General Plan. Further, the land uses should be evaluated with respect to what changes should be made, especially since this was last done in 1978 and the regulations affecting development near an Airport have been revised.

Earl Spenser, 426 Peachtree Court, Paso Robles, stated that the word missing from the document was "water." The bottom line is that water will determine our future.

Dick Willhoit, 1830 Spring Street, presented three philosophical issues that he would like included:

The first was that the environmental impact report should be tied to the zoning, so that once certified it can be used to expedite the processing of projects. The failure has been that not all documents have been in sync and environmental issues have had to be mitigated on a "moment in time" basis and have not been addressed on a community-wide basis. The City should move toward allowing "development by right."

The second was that he was against inclusionary zoning and made the analogy that this approach was similar to requiring a car sales business to sell cars aimed at families with limited incomes. Affordable housing is a community-wide concern and should be provided on a community-wide basis.

The third was that the proposal for a hard "urban edge" for the City would be difficult to achieve since there is going to be changes in the future.

Editha Spenser, 426 Peachtree Court, Paso Robles, had questions about the proposal for a hard edge. Did this mean that the City might have a perimeter intact beyond which there would be a green belt or open space? Maintaining an exterior shape to the City was important. This would ensure that there would not be a continuum of urban development with no discernable break between cities.

Phil Kispersky, 2500 Camborne Place, Cambria, is one of the partners pursuing development of property at the northwest corner of Creston Road and Rolling Hills Road as a multi-family project. He is in support of the recommended residential multi-family designation. This type of development is smart growth; it's in the proper location with commercial and other services available nearby.

Dorothy Jennings, County Parks Commissioner, stated that the City's vision should include "recreate;" Paso Robles as a balanced community would be one where people can live, work, shop, and recreate. Recreate is defined as to refresh mentally or physically. Paso Robles is surrounded by open space recreation and should consider acquiring properties to set aside as active and passive open space.

Lyvia Wittsrom, 3775 Northview Place, Paso Robles, indicated that she advocates cluster development with areas devoted to open space. Open space takes away sprawl. As a realtor, she has noticed that building costs have increased and restricting hillside adds to the cost.

Larry Werner, North Coast Engineering, spoke about the need to extend Airport Road to the south, connecting to Creston Road.

Jay Huebner, Meadowlark resident, indicated his support for the Airport Road connection to Creston Road and encouraged the City to take a lead agency role with respect to the processing of proposed annexations and amending the City's sphere of influence to include the potential expansion areas.

Susan Pyburn, League of Women Voters, stated her support for the City continuing to implement its vision for a balanced community with a diversity of housing projects available at varying densities. She wanted to express the League's support for the provision of affordable housing, including implementation of density bonuses and allowing mixed-use projects.

Mayor Mecham closed the public comment period at 8:35 PM.

John Rickenbach and Bob Lata responded to questions posed by the public, City Councilmembers, and Planning Commissioners.

A general discussion ensued and each Councilmember and Planning Commissioner made comments about the ad hoc committee recommendations.

Upon consideration of the information presented, the public testimony received, and the discussion held, it was the consensus of the City Council and Planning Commission to receive and file the ad hoc committee recommendations.

Further, a straw vote was taken on the question of whether to continue to include consideration of a possible expansion area for student and employee housing immediately north of Cuesta College (shown as E5 on the Areas of Potential Change Map – Land Use Alternative 1).

AYES:	City Council:	Gary Nemeth and George Finigan
	Planning Commissioners:	Tom Flynn, Nicholas Ferravanti, and Ron Johnson
NOES:	City Council:	Frank Mecham and Duane Picanco
	Planning Commissioners:	Michael Calloway, Marti Kemper, and Ed Steinbeck
ABSTAIN:	None	
ABSENT:	City Council:	None
	Planning Commissioners:	Valerie Warnke

By general consensus of the Councilmembers and Planning Commissioners present, the Public Workshop was adjourned at 9:00 PM.

CITY COUNCIL

ADJOURNMENT to THE REGULAR CITY COUNCIL MEETING AT 7:30 PM ON TUESDAY, JULY 1, 2003, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

PLANNING
COMMISSION

ADJOURNMENT to REGULAR PLANNING COMMISSION MEETING AT 7:30 PM ON TUESDAY, JUNE
24, 2003, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING
STREET

Submitted:

Sharilyn M. Ryan, Deputy City Clerk
Approved: August 5, 2003