

**PLANNING COMMISSION
MINUTES**

May 14, 2013

PLANNING COMMISSIONERS PRESENT: Garcia, Gregory, Holstine, Rollins, Vanderlip

ABSENT: Barth, Nash

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Susan DeCarli reported on the Bicycle Happy Hour, noting that the City was awarded a designation as a “Bicycle-Friendly City”.

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

PUBLIC HEARINGS

1. **Planned Development 12-005 - Buena Vista Apartments (Arjun)**
E. Gallagher, Community Development Director

For the Planning Commission to consider recommending that the City Council approve Planned Development 12-005, an application filed by Don Benson on behalf of Arjun Buena Vista Properties, LLC, proposing to construct a 142-unit apartment complex on 12.5 acres, located on the south side of Experimental Station Road between Buena Vista and River Oaks Drive.

Opened Public Hearing.

Speakers: Thom Jess (representing applicants), Lou Vetter, Steve Brooks, Kathy Barnett, Lynn Gamble, Tim Ressler, Sue Daniels, Bruce Hanna

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Barth and Nash absent), to recommend that the City Council adopt a Resolution approving Development Plan 12-005 for the development of a 142-unit apartment complex, including project site planning, architectural design and details, parking and landscaping.

2. **Greenhouse Gas Reduction Plan “Toolbox”**

E. Gallagher, Community Development Director

For the Planning Commissioners to consider the proposed Greenhouse Gas (GHG) Reduction Plan “Toolbox” measures, and to make a recommendation to the City Council on measures to include in the Plan.

Opened Public Hearing.

Speakers: Sherry Nelson, Sheila Healy, Ted Gilbert, Hank Howenstein, Kathy Barnett, Dale Gustin.

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 3-2-2 (Commissioners Rollins and Holstine dissenting, Commissioners Barth and Nash absent), to recommend that the City Council approve the toolbox with the changes noted below.

Commissioner Rollins opposed toolbox because it is based on a GHG Inventory baseline year of 2005. He felt the baseline year should be redone using a year that didn't have as much development occur which may reduce the amount of emissions that would need to be reduced, and the toolbox may be able to be modified to reduce the number of measures and/or adjust assumptions.

Commissioner Holstine opposed the toolbox primarily because it may place an undue burden on business. She also concurred that the City should explore an alternative baseline year in hopes to reduce the amount of emissions required and so forth.

Changes to the toolbox recommended by the Commission

A. Measures recommended to be excluded from the toolbox:

#4 – Energy Conservation Ordinance. The measure would require energy efficiency retrofits of existing houses at time of sale.

#9 – Community Choice Aggregation. This would allow the City to manage the sources of supply provided to the City, whereby the City could choose to use cleaner energy sources.

#22 – Public Parking Pricing. Intent to regulate turnover of vehicles parking downtown by charging for parking.

#33 – Recycling at Public Events. This action is included in #30 so it would double count emissions reduction.

Modifications to measures include:

#18 – Employer-Based Transportation Demand Mgmt. Requires employers with 25 or more employees to provide information to employees on alternative transportation. Suggestion to make this a voluntary measure and replace the work “ordinance” with “program”.

#27 – Construction Equipment Techniques. Requires use of alternative fueled construction equipment. Suggest changing work “required” to “encourage”.

#29 – Water Conservation. Requires exceeding state mandate for conserving water. Suggest changing work “ordinance” to “target”.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval)
 - a. March 18, 2013
 - b. March 25, 2013
 - c. April 8, 2013
 - d. April 15, 2013
 - e. April 22, 2013
 - f. April 29, 2013

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Barth and Nash absent), to approve all minutes as presented.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report.
 - b. Main Street Program: Commissioner Holstine provided report.
 - c. Airport Advisory Committee: Commissioner Rollins provided report.
 - d. Measure T Bond Oversight Committee: No report.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. April 23, 2013

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia and passed 5-0-2 (Commissioner Commissioners Barth and Nash absent), to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

6. May 7, 2013

Chairman Garcia provided an overview.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine voiced a concern with the weeds rose garden at Spring and 1st Street (at City entrance).
- Commissioner Vanderlip wants email addresses for Commissioners to improve accessibility to the public.

STAFF COMMENTS – NONE

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast of May 17, 2013 at 7:00am at Touch of Paso Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 20, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the City Council Meeting of Tuesday, May 21, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, May 28, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NEITHER OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.