

**PLANNING COMMISSION MINUTES**  
**March 11, 2014**

**PLANNING COMMISSIONERS PRESENT:** Barth, Donaldson, Garcia, Gregory, Rollins and Vanderlip

**ABSENT:** Nash

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

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

**PRESENTATIONS:**

**1. Commissioner Holstine Presentation**

For the Planning Commission to express their thanks and appreciation for Commissioner Margaret Holstine's commitment and dedication for three terms as Planning Commissioner.

***Action:***

Margaret Holstine received her Certificate of Appreciation

**PUBLIC HEARINGS**

**1. Time Extension for Planned Development 08-001 and Conditional Use Permit 08-001 (Paso Robles RV Resort – Paso 33 LP)**

For the Planning Commission to consider the applicant's request for a two-year time extension of Planned Development 08-001 and Conditional Use Permit 08-001 for the Paso Robles RV Resort located at the north end of Golden Hill Road.

Darren Nash announced receipt and distribution of a letter from Steve Baker, who requested that his letter be entered into the record (minutes).

Open Public Hearing.

***Speakers in favor:*** Larry Werner

***Speakers opposed:*** Bruce Dixon, Steve Baker, Rick Goldman, Scott Berg

***Speakers impartial:*** Kathy Barnett

Closed Public Hearing.

**Action:**

A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 4-2-1 (Commissioners Garcia and Rollins were opposed, as they wanted legal counsel regarding the ability to make findings and add conditions to a time extension; Commissioner Nash was absent,) to adopt the attached resolution granting a two-year time extension for PD 08-001 and CUP 08-001 to February 14, 2016.

**2. General Plan Amendment 2014-001**

For the Planning Commission to make a recommendation to the City Council on the City-initiated amendment to revise text in the Land Use Element of the General Plan to more accurately reflect anticipated build-out to 2045.

This project is categorically exempt from environmental review per Section 15061 (b)(3) (projects with no possible effect on the environment) of the State’s Guidelines to Implement the California Environmental Quality Act.

Open Public Hearing.

**Speakers Opposed:** Kathy Barnett

Closed Public Hearing.

**Action:**

A motion was made by Commissioner Rollins, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Nash absent) to adopt the attached Resolution adopting General Plan Amendment 2014-001.

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**OTHER SCHEDULED MATTERS – NONE**

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**WRITTEN CORRESPONDENCE – NONE**

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval)
  - a. February 3, 2014
  - b. February 10, 2014
  - c. February 24, 2014

***Action:***

A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 6-1-0 (Commissioner Nash absent) to approve the DRC minutes as presented.

- 5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report
  - b. Main Street Program: Commissioner Rollins
  - c. Airport Advisory Committee: No report

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**PLANNING COMMISSION MINUTES FOR APPROVAL**

February 11, 2014

***Action:***

A motion was made by Commissioner Gregory, seconded by Commissioner Barth and passed 6-1-0 (Commissioner Nash absent) to approve the Planning Commission minutes as presented.

**REVIEW OF CITY COUNCIL MEETINGS**

February 18, 2014: Ed Gallagher read Commissioner Nash’s notes  
March 4, 2014: Reviewed by Commissioner Rollins

**PLANNING COMMISSIONERS’ COMMENTS**

Several commissioners expressed a desire to obtain advice/training from the City Attorney regarding the Commission’s authority to make findings and impose conditions on time extensions.

Commissioner Rollins recommended that the City close access to Highway 46 East at Union Road because of safety concerns.

Commissioner Barth asked about the City's policy on commissioners' absence from meetings.

**STAFF COMMENTS -**

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at <http://www.prcity.com/government/planningcommission/agendas.asp>.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

**AMERICANS WITH DISABILITIES ACT** Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 17, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the City Council Meeting of Tuesday, March 18, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast of Friday, March 21, 2014 at 7:00 am at Touch of Paso Restaurant, 1414 Pine Street, Paso Robles;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, March 24, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, March 25, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.

**To the City of Paso Robles Planning Commission:**

March 11, 2014

Tonight, the Paso Robles Planning Commission is holding a "public hearing to consider the request for a 2-year time extension for Planned Development 08-001 & Conditional Use Permit 08-001. This time extension is a request to extend the entitlements for the Paso Robles RV Resort for an additional 2 years."

As homeowners adjacent to this property, we voiced our concerns over five years ago when this development was first planned due to what we felt were the many inadequacies in the plan as was presented. Over the course of time, the developer made concessions not all of which addressed the public's concerns but nonetheless the City Planning Commission found to be in line with all "legal" concerns. As such, it was approved and passed through to the City Council and was subsequently approved in a 3-2 vote in March of 2012.

Since that time, the property was put up for sale and to date has had no takers. As the approval to develop the property as an RV resort is about to expire on April 3, 2014, the owners are requesting a 2-year time extension so that they may continue to market it with "approved plans" intact.

As concerned residents of San Luis Obispo County, we are well aware of the issues regarding the rapidly diminishing Paso Robles Water Basin aquifer and the ongoing drought impacts. We believe this planned development does not adequately address this consideration and will further serve to impact these crucial issues now and into the future. **The issue of water shortages was not a major consideration at the time of the previous approval processes** and only now is receiving the attention it warrants.

We also believe that the traffic studies included in the initial reports were not fully recognized and further data is now available to indicate a development of this sort will negatively impact the traffic congestion at Golden Hill and 46 East. There have already been numerous accidents in this area including fatalities. The additional traffic generated by an RV park at this location will significantly add to the problems of this already dangerous intersection. Currently, there are no planned improvements of this intersection included with the approval of this Planned Development.

Lastly, we believe that the Environmental Impact Report (EIR) that was performed for the parcel of land in question was not conclusive and/or complete in addressing all of the environmental issues that we believe exist. As the EIR was circumvented via the filing of a Negative Declaration, it did not allow the proper amount of time to fully investigate and review the potential for irreparable damage to a sensitive ecosystem.

Therefore, we ask that the Paso Robles Planning Commission reopen the approval process for Planned Development 08-001 & Conditional Use Permit 08-001 before considering any further extensions of a project which will not serve as an enhancement to the City of Paso Robles or San Luis Obispo County and which will only further sink us into a larger water debt from which there can be no return.

\*In addition, please enter this document into the administrative record.

Sincerely,

Steve Baker  
President, Circle B Springs HOA  
(805) 226-9246