



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

PLANNING COMMISSION MINUTES
January 26, 2016

PLANNING COMMISSIONERS PRESENT: Vanderlip, Barth, Burgett, Cooper, Brennan, Rollins and Donaldson

ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Dale Gustin

STAFF BRIEFING: None

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

PRESENTATIONS: None

PUBLIC HEARINGS -

1. TIME EXTENSION FOR PLANNED DEVELOPMENT 13-003, OXFORD SUITES APN: 009-291-022 – 800 4th Street

For the Planning Commission to consider a request filed by Mark Smuland on behalf of Oxford Suites, requesting a two-year time extension of Planned Development 13-003.

Open Public Comment.

Speakers: Mike DeAnza
Dale Gustin

Closed Public Comment.

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to adopt Draft Resolution A approving a two-year time extension as presented;

2. TIME EXTENSION FOR PLANNED DEVELOPMENT 04-012 & CONDITIONAL USE PERMIT 04-016 (PIERCE)- APN: 025-501-009 & 010 – 1601 NORTH RIVER ROAD

For the Planning Commission to consider the applicant's request for a two-year time extension of Planned Development 04-012 and Conditional Use Permit 04-016.

Open Public Comment

Speakers: Dale Gustin

Closed Public Comment

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to continue the item on February 9th, 2016;

3. CONTINUED PLANNING COMMISSION HEARING: PLANNED DEVELOPMENT (PD 15-002), CONDITIONAL USE PERMIT (15-004) THE OAKS AT PASO ROBLES - ASSISTED LIVING FACILITY, APN 009-815-007, APPLICANT – BA HOFFMAN HOLDINGS, LLC – SOUTHEAST CORNER OF SOUTH RIVER ROAD AND SERENADE DRIVE.

For the Planning Commission to consider a request for a Development Plan (PD), Conditional Use Permit (CUP), and associated Mitigated Negative Declaration (MND) to establish a 101 bed residential assisted living and memory care facility.

Open Public Comment

Speakers: Steve Wienberger
Larry Werner
Doug Sproul
Steven Balliet - Architect
Ray Foster
Ron Hatch
Brenda Sullivan
Gene Raymond
Joe Taylor
Tim Sullivan
Dale Gustin
Jose Avila
Michael DeAnza
Josine Scarborough

Correspondence Received:

Marilee A. Burns – refer to attachment 1

Closed Public Comment

Recess at 10:20 p.m.

Re-convened at 10:34 p.m.

Action:

A.

A motion was made by Commissioner Donaldson, seconded by Commissioner Brennan and passed 6-1-0 (Noes: Rollins) to adopt draft Resolution A certifying the Mitigated Negative Declaration as presented;

B.

A motion was made by Commissioner Donaldson, seconded by Commissioner Burgett to adopt Draft Resolution B with the following amendments to the conditions of approval:

3. PD 15-002 and CUP 15-004 allows for construction of a 3-story, ~~95,224~~ 88,937 sf assisted living residential care facility with 73 assisted living units and 24 memory care units, to provide housing for a maximum of 101 residents/beds (which includes double occupancy of 4 units).
6. Prior to occupancy, the applicant shall improve the frontage of South River Road with curb, gutter, sidewalk directly adjacent to curb and paving in accordance with plans approved by the City Engineer. The applicant shall also paint the project frontage curb along Serenade Drive red from the intersection of South River Road and Serenade Drive to the eastern edge of the property.
7. Prior to occupancy, the applicant shall install a crosswalk across the south leg of the intersection of South River Road and Serenade Drive. In accordance with the crosswalk study prepared by W-Trans and plans approved by the City Engineer, improvements will include striping, signs, curb extensions, lane transitions, and center island refuge, and flashing beacons.
9. Prior to occupancy, the applicant shall relocate the existing 16-inch water main or a portion for the length of the frontage of the project along South River Road in accordance with plans approved by the City Water Division.

The motion failed 3-4-0 (Noes: Barth, Rollins, Vanderlip, Cooper)

C.

A motion was made by Commissioner Rollins, seconded by Commissioner Cooper to deny Planned Development 15-002 and Conditional Use Permit 15-002 based on the following findings:

- a. The project, based on the size, is inconsistent with the goals and polices established in the General Plan, including, the Land Use Element - Residential Multiple Family (RMF-20) land use designation.
- g. The proposed development plan is incompatible with existing scenic and environmental resources such as hillsides, oak trees and vistas.

Motion Fails 3-4-0 (Noes: Brennan, Burgett, Donaldson, Vanderlip)

D. A motion was made by Commissioner Vanderlip, seconded by Commissioner Brennan to adopt Draft Resolution B approving the project with the following amended conditions and amendment of the elevations to remove 70 linear feet of the southern portion of the 3-story unit (See Attachment 2 PowerPoint slide).

- 3. PD 15-002 and CUP 15-004 allows for construction of a 3-story, ~~95,224~~ 88,937 sf assisted living residential care facility with 73 assisted living units and 24 memory care units, to provide housing for a maximum of 101 residents/beds (which includes double occupancy of 4 units).
The motion failed 3-4-0.
- 6. Prior to occupancy, the applicant shall improve the frontage of South River Road with curb, gutter, sidewalk directly adjacent to curb and paving in accordance with plans approved by the City Engineer. The applicant shall also paint the project frontage curb along Serenade Drive red from the intersection of South River Road and Serenade Drive to the eastern edge of the property.
- 7. Prior to occupancy, the applicant shall install a crosswalk across the south leg of the intersection of South River Road and Serenade Drive. In accordance with the crosswalk study prepared by W-Trans and plans approved by the City Engineer, improvements will include striping, signs, curb extensions, lane transitions, and center island refuge, ~~and flashing beacons.~~
- 9. Prior to occupancy, the applicant shall relocate the existing 16-inch water main or a portion ~~for the length~~ of the frontage of the project along South River Road in accordance with plans approved by the City Water Division.

Motion Passed: 4-3-0 (Noes: Cooper, Rollins, Barth)

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

- 4. Development Review Committee Minutes (for approval)

December 21, 2015
January 11, 2016

- 5. Planning Commission Minutes (for approval)

December 22, 2015

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 7-0-0 to approve items #4 and #5 as presented.

- 6. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Brennan Report
- b. Main Street Program: Commissioner Rollins Report- no meeting
- c. Airport Advisory Committee: Commissioner Cooper Report – no meeting
- d. Grading Ordinance Advisory Committee Report: Commissioner Barth Report.
- e. Housing Constraints Advisory Committee: No meeting

REVIEW OF CITY COUNCIL MEETINGS

January 05, 2016 Meeting Report: Commissioner Burgett
January 19, 2016 Meeting Report: Commissioner Rollins

PLANNING COMMISSIONERS’ COMMENTS –NONE

STAFF COMMENTS –

Director Commented on the following:

- Planning Commission Academy will be on March 2nd – 4th 2016, all Planning Commissioners are planning to attend.
- Installation Dinner will be on Feb 28th, 2016 – Commissioner Brennan will not be attending.
- Planning Commissioners Interviews will be on February 4th 2016.

REGULAR MEETING ADJOURNED AT: 11:21PM

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/planning_commission/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, February 01, 2016 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, February 02, 2016 at 6:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 08, 2016 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, February 09, 2016 at 6:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.

Sent by e-mail to sdecarli@prcity.com - 4 Pages

Marilee A. Burns
1648 Canyon Crest Ln.
Paso Robles, CA 93446

January 24, 2016

To: Paso Robles City Planning Commission
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

Re: The Oaks at Paso Robles-Assisted Living Project

I received the most recent notice of the planning commission meeting on January 26 and I attended the "community open house" hosted by the developer on January 18. As your notice requires any challenges to this application be raised at the January 26th hearing (without reference to the myriad of challenges raised at previous hearings - and in order to not repeat myself) I attach and incorporate by reference my letter to the Planning Commission dated October 23, 2015.

At the previous hearing the Commission raised many concerns not repeated in the current Application. Traffic concerns- both pedestrian and vehicle-including safety and congestion. Nothing has been done to address these. The driveway on Serenade creates a hazard to the entire neighborhood. The request for a variance to the setback on South River Road with the plan to add street parking and to permanently reduce South River Road to one lane each way is not only dangerous but incredibly short sighted in view of the future development plans slated for Paso Robles.

Much has been made about the fact that the two large oak trees on South River Road were already scheduled for removal. Was that not in anticipation of the widening of South River Road to two lanes each

way? That is a much saner response to the existing traffic and congestion which will only increase over time. The request for the variance should be denied.

The application itself states that the commission requested that the building height and massing be reduced. The building is still three stories- it has simply been dug further into the hill. The massing has been modified all right-It has increased by 15%! From 83,000 sq. ft. to over 95,000 sq. ft.

The number of the occupants has remained unchanged. The small parking area appears to have remained the same. The concerns for ingress and egress of emergency vehicles remains the same. Water issues, light pollution, noise-all raised previously-remain the same.

The building and facility remains as densely populated and intrusive as ever. I'll say it again, this project is too large, too tall and too much for a narrow strip of land in a residential neighborhood.

There must be a more appropriate site for this project.


Marilee Burns

Marilee A. Burns
1648 Canyon Crest Ln.
Paso Robles, CA 93446

October 23, 2015

To: Paso Robles City Planning Commission
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

Re: The Oaks at Paso Robles-Assisted Living Project

I have many concerns and objections to the proposed project. I have been a resident of Riverbank since 2003 and my parents before me were the first residents of the Riverbank development.

I have watched the area grow and develop to its present state. The traffic on South River Road has become a hazard to the neighborhood. There is already a need to put in some traffic controls at our local cross streets. What measures are planned to solve this issue as the planned project will only exacerbate the situation.

Is it true that you intend to have South River road be one lane each way AND provide street parking in front of the project? This would make a very bad traffic situation much worse.

The current zoning for multi-family dwellings is being "tweaked" ("planned development overlay) to include the assisted living project. The 56 units which would be allowable for multifamily dwellings is nearly doubled by the proposed project.

The application (page 1 paragraph 2) and the notification sent on October 14 have different wording. One refers to a maximum of 101 residents and the other a maximum of 101 beds. With 24 memory care units-presumably each having one resident/bed and 73 assisted living units-for a total of 97

Attachment A

Page 1 of 2

units- how is it that the studio, one bedroom and 2 bedroom units will add up to a total population of only 101 for the entire project?

What about the water use by all these residents and staff; Air quality issues and outdoor lighting of the facility-directly across the road from single family residences.-The project is requesting a variance on the its required setback on South River Road. This would bring this huge building even closer to the residences. The request for this variance should be denied.

Which brings me to the most important issue. The height and massive size of the proposed project. Save for the hotels on the outskirts of town, this would be the largest building in the City of Paso Robles. How could anyone think it would be appropriate to shoe horn it onto a narrow strip of land in the middle of a residential neighborhood. To have this behemoth looming over our homes changes the character of our neighborhood forever. It is totally out of place.

Planning manager Susan De Carli kept referring to the Kennedy Nautilus Center as if it were not a stretch to add a three story building larger in square footage than Walmart across the street from single family homes. The Kennedy center is across the street from Walmart...not residences. You only have to look at the elevation (Exhibit D-Environmental Initial Study) to see the drastic disparity in size. The project also seeks a variance (they call it flexibility) to allow it to **EXCEED** the height standards set forth by the City of Paso Robles. This should also be denied.

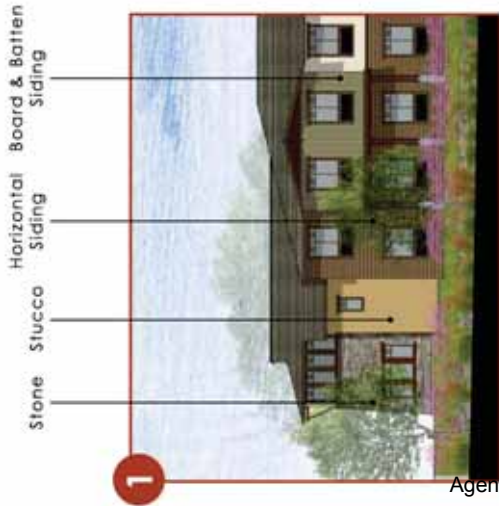
This project is just too large, too tall, and too much for a narrow strip of land in a residential neighborhood.

Quality of life is a huge part of our environment here. There are thousands of rolling acres of land surrounding our beautiful city. Surely there is a better and more appropriate site for this project.

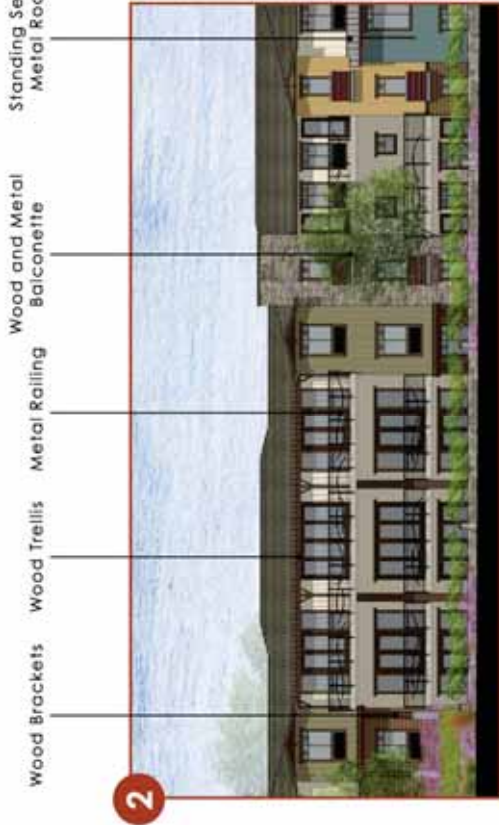
Marilee Burns

Attachment A Page 2 of 2

ATTACHMENT 2



Assisted Living - 2 Story Massing
(Intersection of Sarenade & South River Road)



Grand Terrace (3-Story Massing)
(Along South River Road)



Memory Care - 2-Story Massing
(Intersection of Private Drive & South River Road)



Main Elevation (from South River Road)

1/26/16 - PC motion to remove 70 linear feet of southern 3rd floor.

SCHEMATIC ELEVATIONS