



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

July 12, 2016

PLANNING COMMISSIONERS PRESENT: Rollins, Barth, Agredano, Davis, Donaldson, Burgett and Brennan.

ABSENT: NONE

GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:
NONE

STAFF BRIEFING: None

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

PRESENTATIONS: None

PUBLIC HEARINGS

1. **GENERAL PLAN AMENDMENT 15-003 (2 PARTS)**
WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

The General Plan is the City's primary long-range planning tool for land use, infrastructure, and public facilities. The State places a limit of four (4) amendments to any one "Element" of the General Plan in a calendar year. In order to accommodate requests and needed updates, it is common, and permitted under Government Code Section 65358 (b), to combine multiple General Plan Amendments into a single General Plan Amendment.

General Plan Amendment 15-002 is comprised of two separate parts as stated below:

Part A – Alder Creek Apartments expansion

Amend the General Plan Land Use Element Map to re-designate approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential

Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS)

Part B - (previously listed as GPA 14-001) - Erskine Industrial Park Amend the General Plan Land Use Element Map to re-designate the land use designation of several properties with different land use designations, as follows:

- Approximately 10.45 acres of land from Business Park, (BP) to Commercial Services (CS)
- Approximately 4.5 acres of land from Residential-Agriculture/Planned Development, (RA/PD) to Commercial Services (CS)
- Approximately 1.7 acres of land from Residential-Agriculture/Planned Development, (RA/PD) to Business Park (BP)
- Approximately 55.70 acres of land from Parks and Open Space (POS) to Business Park (BP)

Note: Even though the two components are proposed as a single General Plan Amendment, it would be appropriate for each component to be considered as a separate Public Hearing item. The Planning Commission is requested to take a “straw vote” on each component at the conclusion of the public hearings on the respective project applications. Final recommendations to the City Council on the General Plan Amendment as a whole should not be taken until the Commission completes consideration of both projects.

1.1 PART A - GENERAL PLAN AMENDMENT 15-003, REZONE 15-002, VESTING TENTATIVE TRACT MAP 3080, AND PLANNED DEVELOPMENT 15-003, APN: 009- 767-049 (612 GARDENIA COURT – ALDER CREEK APARTMENTS), NEW HERITAGE, LP/JOE COLLINS

For the Planning Commission to consider making a recommendation to the City Council regarding an application filed by Joe Collins requesting a General Plan Amendment (GPA), Zoning Map Amendment (RZ), Vesting Tentative Tract Map (VTTM), and Development Plan (PD), to allow for an expansion of the existing Alder Creek apartments, to add 16 2-bedroom units in four (4) buildings.

Commissioner Scott Brennan announces he has a conflict of interest on the Item and steps down and leaves the room.

Open Public Comment.

Speakers: Larry Werner
Joe Collins
Amber Torrey
Dale Tosey

Public Correspondence Received –Please see Attachment 1

Closed Public Comment.

Action:

- a. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-0-1 (Abstain: Brennan) to adopt Draft Resolution A recommending that the City Council certify the project’s Mitigated Negative Declaration and Mitigation Monitoring Program;
- b. The Chairman requested a straw vote and all the planning commissioners present supported the motion for Part A of a two-part General Plan Amendment 15-003 (A), that would change the General Plan Land Use Designation of approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS);
- c. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-0-1 (Abstain: Brennan) to Approve Draft Resolution C, recommending that the City Council adopt an ordinance amending the Zoning Map consistent with the General Plan Amendment;
- d. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-0-1 (Abstain: Brennan) to Approve Draft Resolution D, recommending that the City Council approve Vesting Tentative Parcel Map 3080, and to recommend Conditions of Approval #5 and #6 be modified as follows (underlined):

#5 - Prior to occupancy, the Applicant shall repair sidewalks on Niblick Road and Nicklaus Drive along the project frontage only of the Alder Creek Apartments to bring them into current ADA compliance.

#6 - Prior to recordation of the Final Map, the Applicant will enter into an agreement to reimburse the City \$16,000 for reversion of 8,410 sf of open space easement to developable area, as shown on Exhibit A. Said funds shall be earmarked for trail improvements adjacent to the project site.

- e. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-0-1 (Abstain: Brennan) to Approve Draft Resolution E, recommending that the City Council approve Planned Development 15-003. The Commission also recommended modification to Engineering Condition of Approval, as follows (underlined):
 - #1: Prior to occupancy, the Applicant shall repair sidewalks on Niblick Road and Nicklaus Drive along the project frontage only of the Alder Creek Apartments to bring them into current ADA compliance.

1.2 Part B - General Plan Amendment 15-003, Rezone 14-001, Vesting Tentative Tract Map 3069, and Oak Tree Removal 14-005, APN: 025-435- 031, 030 and 029 (East end of Wisteria Lane) Ranch and Coast Properties, Inc./Tom Erskine.

To consider an application filed by Kirk Consulting on behalf of Tom Erskine and Justin Vineyards, proposing to subdivide three (3) existing parcels, (APNs 025-435-029, 030, and 031) totaling 212 acres into 13 lots that would total 77.3 acres, and one (1) 134.7-acre remainder lot. Along with the subdivision is a request to amend the General Plan and Zoning designations of the 77.3 acres (Lots 1-13), and rezone lots 9, 10 & 11 of Tract 2778, adjacent to proposed Tract 3069. There is also a request to remove one (1) oak tree.

Open Public Comment.

Speakers: Stine Baker
Chet Simon
Kim Routh
Amber Torrez
Dale Tosey
Carol Duhart
Claire Mamathos

Larry Werner

Closed Public Comment.

Action:

- a. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Abstain: Brennan) to approve Draft Resolution A, recommending that the City Council certify the project's Mitigated Negative Declaration and Mitigation Monitoring Program;
- b. The Chairman requested a straw vote and five of the planning commissioners present supported (Noes: Rollins, Abstain: Brennan) the motion for Part B of a two-part General Plan Amendment 15-003 (B), that would change the General Plan Land Use designation of property designated Parks and Open Space, and Residential-Agricultural to Commercial Services and Business park land use designations;
- c. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 5-1-1 (Noes: Rollins, Abstain: Brennan) to Approve draft Resolution C, recommending that the City Council adopt an ordinance amending the Zoning Map consistent with the General Plan Amendments;
- d. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 5-1-1 (Noes: Rollins, Abstain: Brennan) to Approve draft Resolution D, recommending that the City Council approve Vesting Tentative Tract 3069, subject to Conditions of Approval and Findings;
- e. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 5-1-1 (Noes: Burgett, Abstain: Brennan) to Approve draft Resolution E, recommending that the City Council approve OTR 14-005.

1.3 Adopt Resolution B Recommending Approval to the City council of General Plan Amendment 15-003 Related to Alder Creek Apartments Expansion Project and Erskine Industrial Park Project

A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 5-1-1 (Noes: Rollins, Abstain: Brennan) to Adopt Resolution B

Recommending Approval to the City Council of General Plan Amendment 15-003 Related to Alder Creek Apartments Expansion Project and Erskine Industrial Park Project.

OTHER SCHEDULED MATTERS

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

2. Development Review Committee Minutes (for approval)

June 13, 2016
June 20, 2016
June 21, 2016
June 27, 2016

3. Planning Commission Minutes (for approval)

June 14, 2016

Action:

A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Abstain: Brennan) to Consent Item #2 & Item #3 as presented.

4. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Davis Report
- b. Main Street Program: Commissioner Rollins Report
- c. Airport Advisory Committee: No Report (Meeting Cancelled)
- d. Housing Opportunity Advisory Committee: No Report (Meeting Cancelled)
- e. Short-Term Rentals City Manager’s Task Force: No Report (Meeting Cancelled)
- f. PC Handbook AD Hoc: No Report

REVIEW OF CITY COUNCIL MEETINGS

June 21, 2016 Meeting Report: Commissioner Davis Report
July 5, 2016 – No report (Meeting Cancelled)

PLANNING COMMISSIONERS’ COMMENTS

STAFF COMMENTS

REGULAR MEETING ADJOURNED AT: 10:15 PM

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](http://www.prcity.com/government/planning%20commission/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.

Attachment 1

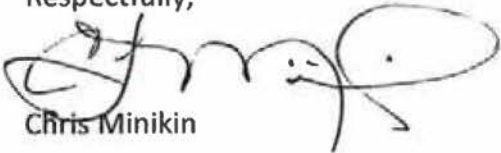
Date: July 10, 2016

Subject: Alder Creek Apartments Expansion – 712 Gardenia Court
General Plan Amendment (GPA 15-003), Rezone (RZ 15-002)
Vesting Tentative Parcel Map (VTPM 3080) and Development Plan (PD 15-003)

Dear Community Development Department,

I would like to register my objection/disapproval of the above project. Although your notification stated that the project Environmental Determination declared a Mitigated Negative Declaration it does not address the on-going drought and the direct impact it will have on the shared water supply by additional water usage. I feel that additional housing/apartment projects should not be allowed to proceed when the community is being held to watering twice (or less) a week and usage in general is to be cut back. How can you rationally build more complexes that will dip further into the supply of water that is already strained?

Respectfully,



Chris Minikin

351 Arabian Ln

Paso Robles, CA 93446

