

PLANNING COMMISSION
MINUTES
SPECIAL MEETING
December 16, 2003
6:00 PM

PLANNING COMMISSIONERS PRESENT: Calloway, Ferravanti, Flynn,
Johnson, Steinbeck

PLANNING COMMISSIONERS ABSENT: Kemper, Warnke

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. **FILE #:** **DRAFT 2003 GENERAL PLAN UPDATE**
APPLICATION: To consider public testimony, and other available
information, and to recommend to the City Council
an acceptable level of growth and development
through the year 2025.
APPLICANT: City of Paso Robles
LOCATION: Citywide

Options: Subject to consideration of all applicable information and Public
testimony, the Planning Commission is requested to formulate a
recommendation to the City Council with regard to the content of the
updated General Plan. The options include:

- a. That the Planning Commission recommend adoption of the
statements of overriding considerations and approval of a
resolution adopting the eight-element General Plan Update
based on the maximum development scenario of up to 45,500
population, subject to the following parameters:

- (1) Implementation of all of implementation
measures contained in the individual General
Plan Elements;

- (2) Pursue analysis of financing traffic related infrastructure improvements concurrent with or in advance of new development, with a “back up plan” of adopting a program to meter / manage the pace of development relative to infrastructure resources based on an interim LOS standard of “D” for peak hour periods; either alternative for mitigating the traffic impacts related to the maximum growth scenario would need to be implemented before any entitlements would be granted for new development above and beyond what is anticipated in the 1991 General Plan;
- (3) Direct staff to pursue the appropriate follow-up steps to adoption of the General Plan, including but not limited to:
- Working with LAFCO to update the City’s Sphere of Influence boundary;
 - Updating the City’s Water, Sewer, and Storm Drain Master Plans;
 - Updating the City’s Development Impact Fee schedule to reflect the full potential growth and infrastructure needs outlined in the General Plan;
 - Utilizing the City’s Fiscal Impact Analysis Model to evaluate the Specific Plans that are to be prepared for proposed Annexation Areas to insure fiscal neutrality in terms of impacts on the City’s ability to provide services;
 - Prepare design standard for high density multi-family development and application of the mixed use and senior housing overlays; no new projects pursuant to the RMF-20 zoning or overlay areas can be

approved until the new standards are adopted;

- Work with applicants for annexation in the areas anticipated in the General Plan and with LAFCO to process pending applications concurrent with LAFCO updating the City's Sphere of Influence;
- Work with property owners / applicants in preparation for the City to establish Specific Plans for proposed annexation areas;
- Take steps to pursue identification of the "purple belt" boundaries and alternative mechanisms for financing preservation of open space;
- Work with property owners, the National Park Service, and other agencies and interested persons in actively pursuing long-term plans for land uses and facilities within the Salinas River Overlay Area;
- Bring forward Design Guidelines for the Historic District including more specific standards for signage in that area.

b. Amend, modify or reject the foregoing option.

Opened Public Hearing.

Public Testimony: Jerry Bunin
Mike Menath
Cody Fergeson
Susan Harvey
Mr. Spencer
Kathy Barnett
Klaus Schuman
Pat Crawford
Fred Strong
EDA

Chris Iverson
Tom Rusch
Larry Werner
Neil Olsen
April Harris
Jay Adams
Pete Cagliero
Carolyn Stewart Snow

Closed Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Calloway, and passed 4-1-2 (Commissioner Ferravanti opposed, Commissioners Kemper and Warnke absent), to recommend to the City Council that they approve a maximum growth cap for the City of Paso Robles of 38,000 by the year 2025. Commissioner Steinbeck noted for the record that he did not support the content of the motion but was voting in favor in order to forward a recommendation to the City Council.

**PLANNING
COMMISSION**

ADJOURNMENT to the joint Planning Commission/City Council Breakfast Meeting of Friday, December 19, 2003 at 7:00 am at Joe's Place.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.