

**JOINT PLANNING COMMISSION/CITY COUNCIL
MINUTES**

May 27, 2008

CITY COUNCIL MEMBERS PRESENT: Hamon, Nemeth, Picanco, Strong and Mecham

PLANNING COMMISSIONERS PRESENT: Flynn, Hodgkin, Holstine, Johnson, Peterson, Steinbeck

ABSENT: Commissioner Tretch

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None (Note: Carol Morrison spoke under public comment regarding her desire that the City Park Merry-go-round be restored and replaced in conjunction with the Town Centre Specific Plan. Her comments have been reflected as part of the Town Centre Agenda discussion.)

STAFF BRIEFING: None

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

PRESENTATIONS: None

DISCUSSION

Opening comments and introduction by Ron Whisenand.

Presentation of the recommendations for the Uptown/Town Centre Specific Plan by Moule and Polyzoides and summarization of the results of the Charrette process.

Opened Public Hearing.

Public Testimony:

Carol Morrison: Wants the merry-go-round restored and returned to City Park.

Pearl Munak: Wants to plan for affordable rental housing; wants an inclusionary housing ordinance

Julia Maxey: Concerned with traffic calming and impacts of slowing of vehicles.

Jay Huebner: Commented on parking meters/pay for parking.

Closed Public Hearing.

Comments by Planning Commission and City Council:

- Commissioner Steinbeck: Asked about the life of the Specific Plan (How long it will last); asked about flexibility.
- Commissioner Holstine: Need to look at 13th Street; asked about alternative energy and whether it will be mandatory.
- Commissioner Flynn: Public projects are too optimistic; wants to not limit private development rights by showing public projects; energy and sustainability requirements may go too far.
- Commissioner Hodgkin: Wants to prioritize programs, i.e., parking, affordable housing, etc.); wants Robbins Field left as is.
- Commissioner Johnson: Wants Specific Plan to address signage including sandwich board signs
- Commissioner Peterson: Provided supportive comments on planning effort; wants to know if the City needs a Town Architect; pay to park status.
- Councilman Hamon: How will density be dealt with at Oak Park; consider roundabouts on new Park Street Boulevard.
- Councilman Strong: Wants angled parking to extend to 8th Street; wants transit issues (route suggestions/modifications) addressed.
- Councilman Picanco: How will pipeline projects be addressed; sports fields and replacement need to be addressed; sports fields need to address lighting; would like ball fields reconsidered along Paso Robles Street; likes replacement field for Pioneer and 36th St.; bulb-outs take too much room – traffic calming needs to be realistic and accommodate delivery trucks; uptown shouldn't create a separate city – needs to be integrated.
- Councilman Nemeth: Positive feedback; four-sided architecture
- Councilman Mecham: Wants to know if there is an economic study for the Specific Plan; Paso Robles Blvd. – are we considering the buildings and businesses that are currently there? If replaced, where will they go? Form Based Codes shouldn't set the theme.

Reopened Public Hearing.

Public Testimony:

Fred Sweeney: Complimentary

Neil Olsen: Likes the plan but is concerned about Form Based Codes; would like a class; not friendly to property owners.

Matt Masia: Has concerns with the Pioneer Auto Parts building getting developed; Performing Arts Center my take away from prime retail property.

Jay Huebner: Concerned with historic status of his building and may want to tear it down.

Joe Cardinale: Owns property designated as a park (floodway)

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Strong, and passed 5-0, to receive and file the post-charrette presentation material along with the comments received this evening.

ADJOURNMENT:

Planning Commission adjournment to the Development Review Committee Meeting of Monday, March 31, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 7, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, April 8, 2008, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

City Council adjournment to the regular City Council Meeting of Tuesday, April 1, 2008 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

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.