

**PLANNING COMMISSION  
MINUTES**

**January 27, 2009**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Gregory, Holstine, Johnson, Nemeth, Peterson, Treach

**ABSENT:** None

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

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None

\*\*\*\*\*

**Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.**

**All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.**

\*\*\*\*\*

**PUBLIC HEARINGS**

- |              |   |
|--------------|---|
| 1. FILE #:   | <b>TENTATIVE PARCEL MAP PR 07-003</b>   |
| APPLICATION: | To consider a request to subdivide a 5.48 acre parcel into two commercial parcels consisting of a 2.48 acre parcel and 3 acre parcel. The Planning Commission |

will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: John McCarthy on behalf of Henry and Leslie Heer  
LOCATION: southwest corner of Tractor and Combine Streets

Opened Public Hearing.

**Public Testimony:** In favor: John McCarthy, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 7-0 to approve Tentative Parcel Map PR 07-003 as presented.

\*\*\*\*\*

*Commissioner Gregory stepped down for the following item due to a conflict of interest.*

2. FILE #: **SCOPING OF ENVIRONMENTAL IMPACT REPORT RIVER OAKS II: THE NEXT CHAPTER GENERAL PLAN AMENDMENT AND SPECIFIC PLAN**

APPLICATION: To receive comments on the range and nature of environmental effects to be addressed in an Environmental Impact Report (EIR) to be prepared for a proposed General Plan Amendment and Specific Plan which includes 13 Residential Villages including single-family homes, ranging from estate lots to an active adult community, and a variety of attached housing types, ranging from lofts to condos to townhomes (1,219 targeted homes total, with a maximum of 1,755). Also proposed are a hotel (130 rooms targeted with a maximum of 150 rooms), golf course expansion and shop, restaurant, hot springs spa, health and fitness center, recreational community center and community conference center, aquatics and tennis facility, an

amphitheater, 4.5 miles of hiking and recreational trails, sports practice fields, and approximately 73 acres of passive Open Space including 25 acres of vineyards.

APPLICANT:

Estrella Associates

LOCATION:

Located in the northeastern portion of the City of Paso Robles, in San Luis Obispo County, California, generally north of State Highway 46 East along a portion of Buena Vista Drive. See the map below. Approximately 249 acres of the project area is within the current City limits with an additional, adjacent 21 acres proposed for annexation.

Opened to receive Public Comment.

**Public comments:** Dick Willhoit, applicant, made a presentation of the proposed project, describing the 13 clustered villages and the variety of housing types.

Ron Sisseem, EMC, Project Consultant discussed the EIR preparation process including opportunities for public input. He also discussed environmental issues that will be addressed in the project EIR including traffic, water supply, agricultural concerns, visual impacts, General Plan/Population build-out, aquifer and ground water, and biological & cultural impacts.

Christie Hodgkin had questions about annexation and Environmental Impact Report (EIR) for the project; application process; Greenhouse Gas Emissions and Smart Growth; and the status of the Olsen/Beechwood Specific Plan and others.

James Hedges, resident of River Oaks I provided a letter to the Planning Commission, outlining his concerns.

Kathy Barnett asked if the public review process has been eliminated. She stated there have been no meetings generating any documents for the project and that the citizen's were being shut out of the process. She asked about the proposed annexation and whether that land was scheduled to remain in the Ag zone. She further stated that the General Plan did not plan for this development or density. She also asked if the project addresses carbon footprint, affordable housing, and where it stands in relation to the Olsen/Beechwood Specific Plan.

Neil Olsen asked if there has been/will be an EIR completed for this Specific Plan and stated that both would require public review.

City Engineer John Falkenstien discussed the need to address hydro-modification in the EIR.

John Borst asked if impacts of water and wastewater usage would be addressed including any economic or financial burdens to the remainder of the community.

There being no further comments, the above were received and filed by the Planning Commission.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS** -- NONE

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- NONE

\*\*\*\*\*

**COMMITTEE REPORTS**

- 3. Development Review Committee Minutes (for approval):  
January 12, 2009

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Gregory absent), to approve the DRC Minutes listed above as presented.

*Commissioner Gregory resumed his seat on the dais.*

- 4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No meeting
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: Commissioner Holstine provided an update
  - d. Airport Advisory Committee: Commissioner Nemeth discussed upcoming events, the Handley project and airport issues.
  - e. Measure T Bond Oversight Committee: Commissioner Nemeth mentioned the upcoming meeting.

\*\*\*\*\*

**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ed Gallagher provided a verbal report.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 5. January 13, 2009

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Gregory, and passed 7-0 to approve the Planning Commission minutes listed above as presented.

## **REVIEW OF CITY COUNCIL MEETING**

6. January 20, 2009

Ron Whisenand provided a brief report.

## **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Nemeth asked if Commissioners could receive early information on major development items that are coming before the DRC including the ability to keep plans for review.

Commissioner Peterson will not be at the February 24<sup>th</sup> Planning Commission Meeting.

Commissioner Treach will not be at the 2<sup>nd</sup> Planning Commission Meeting in June.

Commissioner Gregory will not be at the Goal Setting Workshop on Saturday, February 21, 2009. He also asked for more of an opportunity to review projects before they go to DRC.

## **STAFF COMMENTS**

None

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, February 2, 2009 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, February 9, 2009 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, February 10, 2009 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.