

**JOINT PLANNING COMMISSION/CITY COUNCIL
MINUTES**

May 12, 2009

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

COUNCILMEMBERS PRESENT: Picanco, Hamon, Strong, Steinbeck, and Gilman

ABSENT: None

STAFF INTRODUCTIONS

PUBLIC COMMENTS

- Armando Corella, from the Paso Robles Housing Authority and the following residents spoke about the Oak Park Facility problems and expressed support for a new Oak Park Project. Residents providing comments were, Imelda Ontiveros, Josefina Paz, Cesear Amazza, Carmen Granados, Marcos Salgado, Elena Munoz, Rita Sanchez, Maria Carmen Hernandez, Mansela Echeverria, Norma Nevarez, and Iris Hernandez.
- Ken Trigueiro from People's Self-Help Housing Corp. expressed that Oak Park is in need of redevelopment and stated there is a lot of ARRA money available.
- Starla Warren from the Housing Authority of the County of Monterey asked the City to please consider the Housing Cooperation Law in its role with the redevelopment of Oak Park, and stated that Neighborhood Stabilization Program funds are available for this project.
- Kathy Barnett thanked the people speaking for bringing up their needs. She also state that there needs to be more code enforcement to improve the quality of the City, making it a better tourist attraction.

DISCUSSION

Housing Element Update Presentation City Planner Ed Gallagher presented the staff report.

Councilmember Strong wants higher density residential to be tied to transit oriented design. He also wants Oak Park to be identified for high density housing.

Opened Public Discussion:

Jay Huebner, Beechwood Specific Plan property owner, asked how the Beechwood units were assigned and if there was a mandate to build vs. zoning availability. He wants to be sure the high density units are spread out across all the specific plans.

Ken Trigueiro from Peoples' Self-Help Housing Corp. talked about Paso Robles Gardens Apartments, which is a subsidized housing development at risk of conversion to market rate. He said that Peoples' Self-Help would like to receive Redevelopment Housing funds to purchase affordability.

John Rickenbach from Rincon (and Willhoit representative) wants senior housing supply to be considered as affordable and wants all of the current ongoing specific plans to be considered and to share the capacity. He also wants the number of persons per household used in the Land Use Element to be included in the Housing Element.

Mike Harrod, Beechwood Specific Plan property owner, doesn't believe in inclusive housing. He feels that density needs to be increased. He is confused about affordable units in the Beechwood Specific Plan area. He feels that Second Dwelling Unit concepts are good.

Kathy Barnett feels that the report is outstanding but has questions about affordability by design – big vs. small homes. She also had questions about the number of building permits issued in 2008 vs. dwelling units built in 2008.

Neil Olsen, Olsen Specific Plan property owner concurs with nearly everything stated tonight and feels that the developer shouldn't have to bear the brunt of affordable housing.

Jay Huebner stated that he feels that permit fees should reflect affordability. Water connection fees for multi-family and single family units are approaching parity.

Planning Commissioner Gregory wants fees to be looked at. He added that there is a huge inventory of unused properties and wants a transfer of development credits program to be considered.

Councilmember Strong agrees with Commissioner Gregory.

Closed Public Discussion

Action: A motion was made by Councilmember Hamon, seconded by Councilmember Strong, and passed 12-0 to receive and file the report and address comments where feasible.

A break was taken and

the City Council adjourned to the Joint Planning Commission/City Council Breakfast Meeting of Friday, May 15, 2009 at 7:00 am at Touch of Paso;

subsequent adjournment to the Wine Festival Festivities on Friday, May 15 and Saturday May 16, 2009 at Downtown City Park;

subsequent adjournment to the regular City Council Meeting of Tuesday, May 19, 2009 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

Following the break the Planning Commission resumed their seats on the dais and commenced their regularly scheduled Meeting.

PUBLIC HEARINGS

1. **FILE #:** **CODE AMENDMENT 09-001**
 APPLICATION: To consider recommending to the City Council, amending the Zoning Code (Title 21 of the Municipal Code) to establish regulations for making reasonable accommodations when such accommodations may be necessary to afford individuals with disabilities an equal opportunity to housing. This ordinance implements mandates imposed on local governments by the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act.

 APPLICANT: City initiated
 LOCATION: Citywide

Opened Public Hearing.

Public Testimony: No public testimony given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to recommend the City Council approve Code Amendment 09-001 as presented.

2. **FILE #:** **CODE AMENDMENT 09-002**
 APPLICATION: To consider recommending to the City Council, amending the Zoning Code (Title 21 of the Municipal Code) to establish regulations for employee housing, particularly for seasonal agricultural workers. This ordinance implements mandates imposed on local governments by State Housing Element Law (Government Code Sections 65580 et seq.) and the State Employee Housing Act (Health and Safety Code Sections 17000 et seq.)

 APPLICANT: City initiated
 LOCATION: Citywide

Opened Public Hearing.

Public Testimony: No public testimony given, either in favor or opposed however, Kathy Barnett expressed concerns that the language of the ordinance is too vague.

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Holstine, and passed 7-0 to recommend the City Council adopt a Negative Declaration and approve Code Amendment 09-001 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. April 6, 2009
 - b. April 20, 2009

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 7-0 to approve the DRC Minutes listed above as presented.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Gregory provided an update of the City's volunteer program and an update on the Festival of the Arts.
 - b. Main Street Program: Commissioner Holstine provided an update of upcoming activities.
 - c. Airport Advisory Committee: No report given
 - d. Measure T Bond Oversight Committee: Commissioner Nemeth provided a report regarding issues with State funding.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided an update of the stimulus spending plan for CDBG.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. April 14, 2009

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 7-0 to approve the Planning Commission Minutes of April 14, 2009 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Gregory gave an overview of the City Council Meeting of April 21, 2009.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Nemeth asked about the dirt section of So. Vine Street and the potential of it being paved.

Commissioner Peterson asked whether a special election date for water rates has been established yet; how code enforcement can be beefed up; how we're funding the Festival of the Arts; and the status of hiring the water conservation employees.

Commissioner Gregory complimented Ed Gallagher and staff on the Housing Element Update.

Commissioner Johnson asked about the status of the parking lot hole.

Commissioner Holstine asked about the fountain in the park only being run on special days.

Commissioner Treach was moved by the Oak Park presentation and hopes Council supports rectifying the situation.

STAFF COMMENTS

Director Ron Whisenand reported that the Draft Uptown/Town Centre Specific Plan is expected by Friday.

ADJOURNMENT:

Planning Commission adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, May 15, 2009 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 18, 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, May 26, 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.