



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

CITY COUNCIL AGENDA
PLANNING COMMISSION MINUTES

ADJOURNED REGULAR JOINT MEETINGS:
Public Workshop on the Draft Housing Element

July 8, 2014
7:30 P.M.

MEETING LOCATION:

PASO ROBLES CITY HALL/LIBRARY CONFERENCE CENTER
1000 SPRING STREET / PASO ROBLES, CALIFORNIA 93446

A. Call to Order

B. Pledge of Allegiance

C. Roll Call - Councilmembers Ed Steinbeck, Steve Martin, Fred Strong,
and Mayor Duane Picanco

Absent - Councilman Hamon

D. Roll Call – Planning Commissioners Steve Gregory, Darrell Cooper,
John Donaldson, Al Garcia, and Vince Vanderlip

Absent - Commissioner's Doug Barth and Bob Rollins

E. Staff Introductions

F. Public Comments Regarding Matters not on the Agenda

This is the time the public may address the Council on items other than those scheduled on the agenda.

1. Re: Cardroom Rezone (Council Action of July 1 to deny)
Amy Ezzell
Corban Holland
Kathy Barnett
Larry Gabriel
William Holmes
Mike Bazam (? not sure of last name)

Darcy Remo
Rob Ezzell
Janet Soboda
Rob Ezzell submitted a letter for the record (copy attached).

2. July 4 Celebration:
Dale Gustin
Steve Gregory

G. Staff Briefing

H. Agenda Items Proposed to be Tabled or Re-Scheduled

I. Presentations - None

DISCUSSION –

1. Draft Housing Element of the General Plan

This discussion is a Joint Meeting of the Planning Commission and the City Council to consider the Public Review Draft of an updated Housing Element of the General Plan including the City's goals, policies and action items relevant to providing housing to its residents. Public Testimony will be accepted and staff will be provided with direction on how to proceed.

Mayor Picanco opened the public discussion. Speaking from the public were:

- Dale Gustin
- Lynne Gamble
- Wayne Montgomery
- Sheila Healy
- Jeff Corrier
- Kathy Barnett
- Jay Huebner

There were no other comments, either written or oral, and the public discussion was closed.

Council and Commission Consensus on Revising Draft Housing Element:

Change Action 10 to assign 100 units at 20 units per acre and 50 units at 8 units per acre to Beechwood Area and to assign 50 units at 20 units per acre to the Olsen Ranch.

Make several technical/typographical changes as necessary to respond to Commissioner Vanderlip's suggestions.

COUNCIL ADJOURNMENT

A motion was made by Councilman Strong and seconded by Councilman Martin to adjourn to the following:

City Council will adjourn to the supplemental Tax Oversight Committee Meeting at 6:30 pm on Wednesday, July 9, 2014 in the EOC, 900 Park Street (Public Safety Center Conference Room);

Subsequent adjournment of the City Council to the Riverside Bike Lanes Community Workshop at 7:00 pm on Thursday, July 10, 2014 in the Paso Robles Library/City Hall Conference Room, 1000 Spring Street, Paso Robles;

Subsequent adjournment of the City Council to the 46 East Dual lefts, 17th Street On/Off Ramp, 13th Street Bridge Project Ribbon Cutting at 10:00 am on Monday, July 14, 2014. Meet on the west side of Riverside at 17th Street dead end across from the new ramp;

Subsequent adjournment of the City Council to the Regular Meeting of Tuesday, July 15, 2014 at 7:30 pm at the Paso Robles City Hall, 1000 Spring Street, Paso Robles.

Motion passed by the following roll call vote:

AYES: Steinbeck, Martin, Strong, Picanco
NOES:
ABSTAIN:
ABSENT: Hamon

Scheduled Break

CONVENE REGULARLY SCHEDULED PLANNING COMMISSION MEETING

PUBLIC HEARINGS

2. [Planned Development PD 14-001 \(Promenade\) and Parcel Map PR-XXX](#)

For the Planning Commission to consider an application filed by Brett Van Steenwyck and Debbie Lorenz to develop a two-phased project with the following components on the southeast corner of 10th and Pine Streets:

Phase One: 100 - 121 room hotel, 3,600 sq. ft. of meeting rooms, 11,500 sq.ft public market (retail commercial space), 5,800 sq.ft. restaurant and surface and subterranean parking lots;

Phase Two: 400-500 seat Performing Arts Center, 5 level 240 space parking structure, and 5,400 sq. ft. office built into the parking structure (these would replace the surface parking lot).

The application also includes a request to approve a tentative parcel map to subdivide the site into two parcels.

Action:

A motion was made by Commissioner Donaldson and seconded by Commissioner Garcia, passed 5-0-2 (Barth and Rollins absent) to open the public hearing and continue it to August 12, 2014.

OTHER SCHEDULED MATTERS – NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

3. Development Review Committee Minutes (for approval)

- a. June 2, 2014
- b. June 9, 2014

4. Planning Commission Minutes (for approval)

- a. June 10, 2014

Action:

A motion was made by Commissioner Garcia and seconded by Commissioner Vanderlip, passed 5-0-2 (Barth and Rollins absent) to approve the minutes of the DRC and Planning Commission meetings.

OTHER REPORTS

5. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: no report
- b. Main Street Program: no report
- c. Airport Advisory Committee: Commissioner Barth

6. Review of City Council Meetings:

- a. June 17, 2014: Commissioner Cooper
- b. July 1, 2014: Commissioner Vanderlip

PLANNING COMMISSIONERS' COMMENTS

- Several commissioners congratulated Commissioner Garcia for his work on organizing the July 4 Event.

STAFF COMMENTS – None

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>.

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.

A motion was made by Commissioner Vanderlip and seconded by Commissioner Garcia, passed 5-0-2 (Barth and Rollins absent) to adjourn to the following:

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 14, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, July 15, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast of Friday, July 18, 2014 at 7:00 am at Touch of Paso, 1414 Pine Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 21, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, July 22, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.

THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING.

Rec'd 7/8/14
@ PC/CC Meeting

Dear Council Members and Honorable Mayor Picanco,

I am writing this letter on behalf of Paso Robles Casino, its employees, my family and our patrons. I feel that it is important to illustrate to you, what our business is, how we operate and what we are striving for.

We currently operate Paso Robles Casino in approximately 1000 square feet in a building that still looks like a Pizza Hut. My wife, my brother, our employees and I have done everything we can to make this space inviting and comfortable for our patrons and guests but it is a small space with very limited potential and we believe we have gone as far as we can with this space.

My wife, my brother and I have conducted extensive research over the past two years looking at and networking with other Card Room operations around the state and researching building options within Paso Robles. We believed that we had found the right building to house our vision of our business, that is, the building currently owned by Gordon and Sheryl Knight, Knights Carpets and Interiors.

We want to emphasize we are not looking to simply relocate the card room. We are looking at having a state of the art facility that will include our current card games as well as a dining area, sports bar and kitchen facilities. We want a business that encompasses our vision and meets the needs of our clientele and supports the community.

Our current clientele includes grandmothers, their children and grandchildren, school teachers, business owners, engineers, attorneys, dentists, doctors, police officers, firemen, bank executives, military personnel and retirees. We are a social business. People come to our business to sit and play cards but also to socialize, to talk about politics and life, to talk about that time they lost a huge hand or won a big pot. We are a friendly and responsible business. We don't allow swearing or curse words and have a sign posted to that effect in the card room. This helps us maintain a pleasant and comfortable environment for everyone. Our business attracts people from all walks of life.

We support our community. We host fundraising tournaments for local and national groups such as PokerGives.org, Supplies for Soldiers. We donate to local organizations such as the Paso Robles Youth Council, the Paso Robles Veterans Center and 4H.

As you are aware, a card room can be a seedy dumpy sort of place as it is in some towns if not operated properly and I want to assure you that is not what we are about or how we operate our business. We are a highly regulated industry. We have been fully vetted by the Paso Robles Police Department, the Bureau of Alcohol, Tobacco and Firearms, the California State Department of Justice, and the California Gambling Control Commission. We are inspected regularly, without prior notice and will continue to be inspected regularly by all of the aforementioned regulators and enforcement agencies.

It seems in the previous meeting on our request for a zoning change in any (M) manufacturing zone in the city to add card rooms, things became heated and went somewhat off point. We are looking to rectify that by putting everyone's minds at ease and pointing out that we are not the bad guys. When a lawyer is forced to write a letter on behalf of a client to protect their interest and rights, language may

be used that could easily be misconstrued or misinterpreted in any number of ways. I want to reassure you that we are not looking to intimidate, threaten or pick a fight with anyone!

We have made a very significant investment so that our business will be a great asset to the community. We are fully aware that some people may be opposed to gambling for personal reasons, just as some people are opposed to drinking and smoking. There is nothing we can do about that except try to ease their minds as to the way we conduct our legal and lawful business and business practices.

We have been in Paso Robles for three years, highly regulated and thoroughly vetted by the Police Department and operated our business to not have a single incident or card room related police call in that time. I did call the police department dispatcher one time to inquire about what to do about someone abandoning their truck and horse trailer with a horse inside in our parking lot on an extremely hot day, but this was mainly out of concern for the horse. They came out and spoke to the horse owner and the vehicle was moved. We are very proud of this record because it exemplifies how we conduct our business.

At this time, I would like to ask you to please look at our zoning request again and decide if such a state of the art facility would indeed be a benefit to the community. Please keep in mind that we operate our business in the most highly ethical manner and in keeping with the goals of businesses within Paso Robles as it is outlined on the City website.

Kind regards,



Robert H. Ezzell