



CITY OF EL PASO DE ROBLES
“The Pass of the Oaks”

PLANNING COMMISSION MINUTES
October 27, 2015

PLANNING COMMISSIONERS PRESENT: Vanderlip, Rollins, Barth, Burgett, Cooper and Donaldson

ABSENT: Commissioner Brennan

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Agenda Item #5 Historic Preservation will be continued and re-scheduled for the 11/10/15 Agenda.

PRESENTATIONS: None

PUBLIC HEARINGS -

1. Planned Development (PD 15-002), Conditional Use Permit (15-004), The Oaks at Paso Robles - Assisted Living Facility. (South River Road and Serenade Dr.)

For the Planning Commission to consider a recommendation to the City Council for a request for a Development Plan (PD), Conditional Use Permit (CUP), and associated Mitigated Negative Declaration (MND) to establish a 101 room residential assisted living and memory care facility. APN 009-815-007, Applicant – BA Hoffman Holdings, LLC

Public Correspondence Submitted (attachment 1)

- Marilea Burns
- Fred Berry & Susan Alioto
- Martha Munis
- Ray Foster

Open Public Comments

Speakers:

- Larry Warner – Applicant
- Greg Quiring - Applicant
- Steven Balliet – Architect/ Applicant
- Gene Raymond
- Scott Larson

- Ron Rose
- Kathy Tucker
- Janet Marcata
- Brenda Sullivan
- Ron Hatch
- Sandra Hatch
- Sherry Moisure
- Pat Farr
- Ray Foster
- Tim Sullivan
- Darlene Moore
- Carol Talen
- Rosemary Robins
- Katie Banister
- Seven Kural
- Kristen Mankins
- Durk Kale
- Doug Sprough
- Claudia Burns
- Phyllis Soda
- Patsy Tuitt

Closed Public Comments

Action:

- A. Motion I – A motion was made by Commissioner Burgett, seconded by Commissioner Cooper and failed 2-4-1 to continue to a future Planning Commission meeting to have the applicant look at massing reduction options and Serenade Dr. safety (Ayes – Commissioner Burgett, Commissioner Cooper; Noes- Commissioner Barth, Commissioner Donaldson, Commissioner Rollins, Commissioner Vanderlip; Absent- Commissioner Brennan).
- B. Motion II – A motion was made by Commissioner Barth and seconded by Commissioner Rollins and passed 5-1-1 to continue to a future Planning Commission meeting to have the applicant reduce building massing and provide better justification for setback and height exception finding and review safety mitigations for Serenade Dr. (Ayes – Commissioner Barth, Commissioner Burgett, Commissioner Cooper, Commissioner Donaldson, Commissioner Rollins; Noes – Commissioner Vanderlip; Absent – Commissioner Brennan).

2. Tri West 4 Lot Parcel Map- Rezone 15-003, PD 15-006, PR 15-0058 and OTR 15-006 (2025 Union Rd.)

For the Planning Commission to make a recommendation to the City Council to consider approval of the following applications filed by North Coast Engineering, on behalf of Tri-West Development:

- Rezone 15-003: add Planned Development (PD) Overlay zoning over the existing R-1B3 zone to allow for flexibility in lot size and building setbacks;
- PD 15-006: request modifications from the R1-B3 zoning requirements to allow for lots to be less than the 20,000 square foot minimum, lot widths less than 100 feet, and allow reduced side yard setbacks from 10-feet on each side to 10 feet on one side, and 5 feet on the other side;
- Vesting Tentative Parcel Map PR 15-0058: request to subdivide a 1.94 acre lot into four lots ranging in size from 33,000 square feet to 17,000 square feet;
- Oak Tree Removal 15-006: request to remove two native white oak trees (one 11-inch and one 13-inch).

Open Public Comments

Speakers: Larry Warner – Applicant

Closed Public Comments

Action:

- A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 to adopt Resolution A recommending certification of a negative a Negative Declaration for the project; (Ayes – Commissioner Barth, Commissioner Burgett, Commissioner Cooper, Commissioner Donaldson, Commissioner Rollins, Commissioner Vanderlip; Absent – Commissioner Brennan).
- B. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 to adopt Resolution B recommending approval of an Ordinance for Rezone 15-003 creating a PD Overlay zoning to the existing R1B3 zoning; (Ayes – Commissioner Barth, Commissioner Burgett, Commissioner Cooper, Commissioner Donaldson, Commissioner Rollins, Commissioner Vanderlip; Absent – Commissioner Brennan).
- C. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 to adopt Resolution C recommending Planned Development 15-006 (Development Plan) allowing for reduced lot sizes, widths and setbacks, and Vesting Tentative Parcel Map PR 15-0058, subject to standard and site-specific conditions of approval, of Oak Tree Removal 15-005 with amended findings, and correcting the minimum lot size on page 1 to 14,995 sq. ft. (Ayes – Commissioner Barth,

Commissioner Burgett, Commissioner Cooper, Commissioner Donaldson,
Commissioner Rollins, Commissioner Vanderlip; Absent – Commissioner Brennan)

3. Rezone 15-004 – Landscape and Irrigation Ordinance Update (City Initiated)

For the Planning Commission to consider a Zoning Code Amendment to update the City's Water Efficient Landscape and Irrigation Ordinance (Section 21.22B) and make a recommendation to the City Council to adopt the ordinance.

Open Public Comments

Speakers: None

Closed Public Comments

Action:

A. A motion was made by Commissioner Rollins, seconded by Commissioner Donaldson and passed 5-1-1 to adopt the attached resolution approving the use of landscape meters without capacity charge(Ayes – Commissioner Barth, Commissioner Burgett, Commissioner Donaldson, Commissioner Rollins, Commissioner Vanderlip; Noes – Commissioner Cooper; Absent – Commissioner Brennan).

OTHER SCHEDULED MATTERS –

4. Housing Constraints Committee Appointment

The Planning Commission appointed Commissioner Brennan and Commissioner Donaldson to serve on the Housing Constraints Committee with Commissioner Rollins as Alternate I and Commissioner Cooper as Alternate II.

5. Historic Preservation - Building Maintenance Options

For the Planning Commission to consider proposed options for maintenance of historic buildings, and to make a recommendation to the City Council.

Item continued to the Planning Commission meeting on November 10, 2015 by Commission consensus.

WRITTEN CORRESPONDENCE – None

CONSENT CALENDAR

6. **Development Review Committee Minutes (for approval)**

October 05, 2015
October 12, 2015
October 19, 2015

7. **Planning Commission Minutes (for approval)**

October 13, 2015

Action:

A. A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 to approve items #5 and #6 as presented (Ayes – Commissioner Barth, Commissioner Burgett, Commissioner Cooper, Commissioner Donaldson, Commissioner Rollins, Commissioner Vanderlip; Absent – Brennan).

8. **Other Committee Reports:**

- a. Parks & Recreation Advisory Committee: No Report
- b. Main Street Program: No Report
- c. Airport Advisory Committee: Commissioner Cooper Report
- d. Historic Ad Hoc Report: Commissioner Cooper Report

REVIEW OF CITY COUNCIL MEETINGS

October 20, 2015- Commissioner Vanderlip- No report.

PLANNING COMMISSIONERS' COMMENTS –

- Commissioner Rollins: Commented on the importance of neighborhood outreach.
- Commissioner Burgett: Discussed committees' commitments.
- Commissioner Barth: Commented that project design issues should be resolved at DRC.
- Commissioner Vanderlip commented on unlimited residential care density being an issue.

STAFF COMMENTS

- Direct Update on upcoming Planning Commission Items.

REGULAR MEETING ADJOURNED AT: 12:11AM

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.

ADJOURNMENT to the Development Review Committee Meeting of Monday, November 02 , 2015 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, November 03 , 2015 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment joint Planning Commission/City Council breakfast of Friday, November 20, 2015 at 7:00 at Touch of Paso, 1414 Pine Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 09, 2015 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, November 10, 2015 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.

Attachment I- Public Correspondence Submitted. Agenda Item I

Marilee A. Burns

[REDACTED]
Paso Robles, CA 93446

October 23, 2015

City of Paso Robles
City of Paso Robles
Community Development Department

To: Paso Robles City Planning Commission
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

Re: The Oaks at Paso Robles-Assisted Living Project

I have many concerns and objections to the proposed project. I have been a resident of Riverbank since 2003 and my parents before me were the first residents of the Riverbank development.

I have watched the area grow and develop to its present state. The traffic on South River Road has become a hazard to the neighborhood. There is already a need to put in some traffic controls at our local cross streets. What measures are planned to solve this issue as the planned project will only exacerbate the situation.

Is it true that you intend to have South River road be one lane each way AND provide street parking in front of the project? This would make a very bad traffic situation much worse.

The current zoning for multi-family dwellings is being "tweaked" ("planned development overlay) to include the assisted living project. The 56 units which would be allowable for multifamily dwellings is nearly doubled by the proposed project.

The application (page 1 paragraph 2) and the notification sent on October 14 have different wording. One refers to a maximum of 101 residents and the other a maximum of 101 beds. With 24 memory care units-presumably each having one resident/bed and 73 assisted living units-for a total of 97

Attachment I- Public Correspondence Submitted. Agenda Item I

units- how is it that the studio, one bedroom and 2 bedroom units will add up to a total population of only 101 for the entire project?

What about the water use by all these residents and staff; Air quality issues and outdoor lighting of the facility-directly across the road from single family residences.-The project is requesting a variance on the its required setback on South River Road. This would bring this huge building even closer to the residences. The request for this variance should be denied.

Which brings me to the most important issue. The height and massive size of the proposed project. Save for the hotels on the outskirts of town, this would be the largest building in the City of Paso Robles. How could anyone think it would be appropriate to shoe horn it onto a narrow strip of land in the middle of a residential neighborhood. To have this behemoth looming over our homes changes the character of our neighborhood forever. It is totally out of place.

Planning manager Susan De Carli kept referring to the Kennedy Nautilus Center as if it were not a stretch to add a three story building larger in square footage than Walmart across the street from single family homes. The Kennedy center is across the street from Walmart...not residences. You only have to look at the elevation (Exhibit D-Environmentallnitial Study) to see the drastic disparity in size. The project also seeks a variance (they call it flexibility) to allow it to **EXCEED** the height standards set forth by the City of Paso Robles. This should also be denied.

This project is just too large, too tall, and too much for a narrow strip of land in a residential neighborhood.

Quality of life is a huge part of our environment here. There are thousands of rolling acres of land surrounding our beautiful city. Surely there is a better and more appropriate site for this project.

Attachment I- Public Correspondence Submitted. Agenda Item I

October 23, 2015

City of El Paso De Robles
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

In response to a letter received from Susan DeCarli, Planning Manager, regarding The Oaks at Paso Robles -Assisted Living Project, we will not be attending the Public Hearing on Tuesday, October 27, 2015.

Although we are new to this area, our concerns regarding this project are:

- a) Current water shortage has caused imposed restrictions in this surrounding neighborhood. Paso Robles has currently not met water conservations for the month of October 2015 and may be fined because it. We hope the Paso Robles planning commission and the city council will use some common sense, lead by example and make the responsible decision by denying the approval of the applicant BA Hoffman Holdings, LLC project and any other proposed projects that will further tax our already existing water shortage problems. We cannot believe the Paso Robles planning commission and the city council would even consider such a bad idea.
- b) Traffic congestion This is certainly self-explanatory!

Had we known of this project prior to settling in this immediate area, we would have reconsidered this location for settling into our new home.

Fred H. Berry and Susan Alioto

Paso Robles, CA 93446

October 23, 2015

Attachment I- Public Correspondence Submitted. Agenda Item I

RECEIVED

Paso Robles Planning Commission

OCT 12 2013

10-11-2013

*City of Paso Robles
Community Development Dept.*

Martha Munis- former Planning Commissioner 2001-2 J04+-

Re: 3 story assisted living facility at Serenade and Sout 1 River Oaks

1. I didn't receive notice of the public review period for this current project. I am unable to attend the meeting due to a prior commitment.
2. I recused myself for the early 2000's planning meeting for this parcel due to proximity.
3. My concerns:

A: There should be no access from Serenade [drive]. It's a narrower than usual street. It's supposed to have "No Parking" on the North side, but Gym people park there every day.

There's barely room for 2 cars to pass on Serenade at the bottleneck of the corner, due to the uphill and narrow street.

Please review the original PC report and see if entrance was banned from Serenade, I think it was.

B: Please have the Serenade North curb painted red at the side of the gym and enforce the parking ban.

C: Please have the "Deer Crossing" sign replaced on Lower Serenade. It was stolen because it was placed too low on the first light standard. This is used every day by local deer.



Thank you ✓

Marti Munis



Attachment I- Public Correspondence Submitted. Agenda Item I

You have been most helpful.

Ray Foster

On Aug 21,2015, at 08:32AM, Susan DeCarli <SDeCarli@prcity.com> wrote:

Hello Mr. Foster,

Thank you for your inquiry on the status of The Oaks Assisted Living Facility project. The project environmental analysis is in the public review process. The Planning Commission is scheduled to consider this project on Tuesday, September 9, 2015. The link below provides a brief project description and a link to the "Initial Study" environmental analysis.

Please let me know if you have any further questions.

Best regards,

Susan DeCarli

City Planner

<http://www.prcity.com/government/departments/commdev/index.asp>

From: Raymond Foster [REDACTED]
Sent: Monday, August 17, 2015 6:04 PM
To: Planning
Subject: Property on S.Riverroad

What is the latest on the property at Serranade and S. Riverroad? **It** seems to have stopped after the mock construction project to see how high etc it would be.

Ray Foster