



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

May 24, 2016

PLANNING COMMISSIONERS PRESENT: Rollins, Barth, Davis, Agredano, and Donaldson, Burgett and Brennan.

ABSENT: None

GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:
None

STAFF BRIEFING: None

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

PRESENTATIONS: None

PUBLIC HEARINGS

1. BORKEY AREA SPECIFIC PLAN AMENDMENT / RIVER OAKS II EXPANSION

- **GENERAL PLAN AMENDMENT 13-002**
- **REZONE 13-001**
- **SPECIFIC PLAN AMENDMENT 13-001**
- **MASTER DEVELOPMENT PLAN ADOPTION (271 SINGLE FAMILY UNITS)**

APPLICANT: WES HILLHOIT/ESTRELLA ASSOCIATES, APN: 025-390-009.

For the Planning Commission to consider an application filed by Wes Willhoit on behalf of Estrella Associates, requesting to amend the Paso Robles General Plan, Zoning Map and the Borkey Area Specific Plan, and adopt a Master Development Plan to allow for 271 single-family (sfr) units, and expansion of the Paso Robles Hot Springs Spa and River Oaks neighborhood development.

Commissioner Scott Brennan announces he has a conflict of interest on the Item and steps down and leaves the room.

Open Public Comment.

Speakers: Dick Willhoit – Applicant
John Rickenback – Applicant’s CEQA Consultant
Lynn Gambel
Joe Fernandez – Applicant’s Traffic Consultant

Closed Public Comment.

Action:

- a. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-1-0 (Abstain: Brennan) to adopt Draft Resolution A recommending that the City Council certify the project’s Mitigated Negative Declaration and Mitigation Monitoring Program (Attachment 7) and Errata (Attachment A- May 24, 2016 Minutes);
- b. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-1-0 (Abstain: Brennan) to approve Draft Resolution B, recommending that the City Council approve General Plan Land Use Element Amendment changing the Agricultural land use designation and General Plan Circulation Element Amendment (Attachment 8) and Errata (Attachment A- May 24, 2016 Minutes);
- c. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-1-0 (Abstain: Brennan) to approve Draft Resolution C, recommending that the City Council adopt an ordinance amending the Borkey Area Specific Plan (Attachment 9) and Errata (Attachment A- May 24, 2016 Minutes);
- d. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-1-0 (Abstain: Brennan) to approve draft Resolution D, recommending that the City Council adopt an ordinance amending the Zoning Map consistent with the General Plan Amendments (Attachment 10) and Errata (Attachment A- May 24, 2016 Minutes);
- e. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 6-1-0 (Abstain: Brennan) to approve draft Resolution E, recommending that the City Council approve a Master Development Plan and Design Manual for the River Oaks II subarea of the Borkey Area Specific Plan, subject to Conditions of Approval and Findings (Attachment 11) and Errata (Attachment A- May 24, 2016 Minutes).

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

2. **Development Review Committee Minutes (for approval)** - NONE

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

May 10, 2016

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Absent: Brennan – did not return to meeting) to Consent Item #3 as presented.

4. **Other Committee Reports:**

- a. Parks & Recreation Advisory Committee: Commissioner Davis Report
- b. Main Street Program: Commissioner Rollins Report
- c. Airport Advisory Committee: Commissioner Donaldson Report
- d. Housing Opportunity Advisory Committee: No Report
- f. PC Handbook AD Hoc: Commissioner Rollins Report

REVIEW OF CITY COUNCIL MEETINGS

May 17, 2016 Meeting Report: Commissioner Agredano Report

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS – Director's report

REGULAR MEETING ADJOURNED AT: 08:35 PM

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](http://www.prcity.com/government/planning%20commission/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.

Attachment A

Planning Commission Meeting – May 24, 2016
Public Hearing Item #1 – River Oaks II Expansion
Errata Sheet

1. Page 12 of 607 – Change title from “Exhibit 1” to “Attachment”
2. Page 27 of 607 – Change Attachment 4 to eliminate extension of Clubhouse Drive to the west connecting to North River Road
3. Page 29 of 607 – This page is not numbered in packet, and should title should be changed from “Exhibit B” to Attachment 6
4. Page 31 of 607 – Draft Resolution A to recommend adoption of the MND, 2nd to last “Whereas”, modify first sentence as follow:

WHEREAS, in response to comments received on the proposed Draft MND that was publically noticed, circulated and posted as required by Section 21092 of the Public Resources Code, the Planning Commission has determined that mitigation measure AG-1, (related to agricultural buffer setbacks), may be modified to reduce the agricultural buffer setback on the applicants’ property from 100 feet to 75 feet, based on site-specific circumstances whereby in certain areas there is an existing 25-foot wide service road on the adjacent agricultural property, which would create additional agricultural buffering. ~~an effective setback of 100 feet~~. The Planning Commission has determined that a 75-foot onsite setback on the applicants’ property would provide an adequate buffer to reduce potential land use conflicts and protect future residents from potential health and safety risks associated with nearby agricultural operations.

5. Page 32 of 607 – Draft Resolution A to recommend adoption of the MND, in Section 2, change the 3rd sentence as follows, consistent with above modification:

The Planning Commission finds that mitigation measure AG-1, (related to agricultural buffer setbacks), may be modified to reduce the agricultural buffer setback on the applicants’ property from 100 feet to 75 feet, based on site-specific circumstances whereby in certain areas there is an existing 25-foot wide service road on the adjacent agricultural property, which would create additional agricultural buffering. ~~an effective setback of 100 feet~~.

6. Page 69 of 607 – Draft Resolution B to recommend approval of GPA 13-002, modify 2nd “Whereas” to be consistent with Attachment 1, Draft Resolution E, Exhibit A, Condition #6, as follows:

WHEREAS, GPA 13-002 would allow development of 271 residential lots and any expansion, not otherwise defined in the Design Manual, of the existing spa development or the amphitheater will require approval of a Conditional Use Permit by the Planning Commission. ~~and expand the existing Paso Robles Hot Springs Spa (with approval of a Conditional Use Permit Amendment), and extension of streets and utilities necessary to serve this development;~~

Attachment A

7. Page 73 of 607 – Draft Resolution B to recommend approval of GPA 13-002, Exhibit B, to eliminate extension of Clubhouse Drive to the west connecting to North River Road

Draft Resolution B Exhibit B - General Plan – Circulation Element Diagram

