



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

**CITY COUNCIL AGENDA**

**PLANNING COMMISSION AGENDA**

**ADJOURNED REGULAR JOINT MEETINGS:**

**Draft Uptown/Town Centre Specific Plan**  
**Responses to Comments and Recommendations**

May 26, 2010 3:00 pm

MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL** Council Members Nick Gilman, John Hamon, Ed Steinbeck, Fred Strong, and Mayor Duane Picanco

**ROLL CALL** Planning Commissioners Al Garcia, Steve Gregory, Margaret Holstine, Gary Nemeth, Chuck Treatch, Vince Vanderlip, and Chairman Joel Peterson

**PUBLIC COMMENTS**

This is the time the public may address the Council on items **other than those scheduled** on the agenda. ***EACH PERSON AND EACH SUBJECT IS LIMITED TO DISCUSSION OF 3 MINUTES DURATION.*** Any person or subject requiring more than 3 minutes may be scheduled for a future Council meeting, or referred to committee or staff. **PLEASE SPEAK AT THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS.** Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

## DISCUSSION

### 1. **Draft Uptown/Town Centre Specific Plan Presentation and EIR Scoping**

R. Whisenand, Community Development Director

For the City Council and Planning Commission to formulate a “preferred option” consisting of a list of revisions to the Draft Specific Plan that will help focus public discussion at future public hearings on the Draft Specific Plan. The list of revisions will be similar to an errata sheet.

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:

**City Council** adjournment to the regular City Council Meeting of Tuesday, June 1, 2010 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

**Planning Commission** adjournment to the Development Review Committee Meeting of Monday, June 7, 2010 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**Planning Commission** adjournment to the Planning Commission Meeting of Tuesday, June 8, 2010, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

To: City Council and Planning Commission  
From: Ron Whisenand, Community Development Director   
Subject: Uptown/Town Centre Specific Plan Workshop  
Date: May 26, 2010

This memo proposes an objective and order of business for the May 26 Workshop on the Draft Uptown/Town Centre Specific Plan.

**Objective:** Formulate a “preferred option” consisting of a list of revisions the Draft Specific Plan that will help focus public discussion at future public hearings on the Specific Plan. The list of revisions will be a sort of errata sheet.

It is not the intention that the list of revisions be viewed as final decisions about the plan that are “set in concrete”, but rather a consensus about the direction that the plan should take.

**History:** The Draft Specific Plan was distributed in July 2009.

Between September and December, three ad hoc committees met to review and make recommendations on revising the draft plan.

The ad hoc committees’ comments, as well as those of staff and a handful of public comments (mostly conveyed via email) were compiled and sent to Moule and Polyzoides (M&P) for their review and response.

### **Order of Business for the Workshop**

The comments and responses on the Draft Plan are divided into two sections:

1. Priorities for policies and projects;
2. Chapters of the plan.

It is suggested that the workshop likewise be divided into two corresponding sections. Further, within each section of the workshop, divide the discussion into modules conforming to districts (e.g. Uptown) for the first section and Chapters for the second section. There are 8 districts, including City Park and Pioneer Park, but not counting the Paso Robles Event Center, and there are 5 chapters.

For each district and chapter the following order of business is suggested.

1. Staff presents an overview and recommends those items that are likely to warrant discussion; staff would ask for confirmation about items that do not appear to warrant discussion (in a manner similar to the consent calendar), but Council, Commission, and the public could ask for any item to be discussed.
2. M&P would provide comment on items, if they believe it is warranted.
3. Receive public input, if any.
4. Council and Commission discussion of items and formulation of consensus.

If consensus cannot be reached on an item, a second option can be developed. The second option would contain a list of items to be kept in consideration during the future public hearings. For example, 3 Councilmembers believe that the proposed realignment of Pine Street should be removed from the plan but 2 would like to have

the realignment debated further during the public hearings. Option A would recommend deletion of the realignment; Option B would include its retention in the plan.

Suggested Schedule

- 3:00 – 6:00 pm Discuss Priorities
- 6:30 – 7:00 pm Dinner break
- 7:00 – 10:00 pm Discuss Chapters

With 8 districts, the average amount of time spent discussing each district would ideally be about 20 minutes. With 5 chapters, the average amount of time spent discussing each chapter would ideally be about 35 minutes.

Some districts and chapters have more issues than others and would, therefore, warrant longer discussion. Staff can report on the progress toward completing the discussion between districts and chapters.

As a “safety valve”, staff has tentatively made arrangements with M&P to conduct a second workshop meeting on Saturday, June 19, if it appears that more time is needed. **It should be noted, however, that such a meeting is outside of the contractor’s scope of work and would trigger additional consultant fees.**

Notes on Sections

**1. Priorities for policies and projects**

Key plan policies and projects are listed on Pages 1:11, 1:12, and throughout Chapter 2 of the plan as “bullet points” for the various districts (neighborhoods). For the most part, these bullet points summarize the major proposals of the plan. While these plan concepts are all important, some direction on priorities is needed. The following priorities are suggested:

- Ongoing Action;
- High Priority;
- Medium Priority;
- Low Priority;
- Remove from Plan.

Staff has summarized ad hoc committees’ recommendations on Paged 2-16 of your workbooks. The Council should discuss and verify or modify these priorities.

**2. Chapters of the plan**

Within each chapter, comments and responses are organized into two subgroups:

- I Items for Council and Commission to Discuss
- II M&P’s Proposed Response to Ad Hoc and Staff Comments

The first group represent prominent decisions to be made, and it is anticipated that more time should be devoted to them.

For the items in the second subgroup, M&P (or staff) has provided a response for Council and Commission consideration.

**Note on Typos:** With the help of the ad hoc committees, staff has compiled an extensive list of typos and sent them to M&P. Our time at the workshop would be most effective if we did not dwell on typos. You may check with staff to see if our list is complete.