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SPECIAL MEETING

PLANNING COMMISSION
Tuesday, December 16, 2003 6:00 PM

GENERAL PLAN RECOMMENDATION TO THE CITY COUNCIL

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

CALL TO ORDER

ROLL CALL Commissioners Michael Calloway, Nicholas Ferravanti, Tom Flynn, Marti Kemper, Ed Steinbeck, Valerie Warnke, and Chairman Ron Johnson

PUBLIC COMMENTS

This is the time the public may address the Planning Commission on items other than those scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Planning Commission meeting or referred to committee or staff. 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. **FILE #:** **DRAFT 2003 GENERAL PLAN UPDATE**
APPLICATION: To consider public testimony, and other available information, and to recommend to the City Council an acceptable level of growth and development through the year 2025.
APPLICANT: City of Paso Robles
LOCATION: Citywide

Options: Subject to consideration of all applicable information and Public testimony, the Planning Commission is requested to formulate a

recommendation to the City Council with regard to the content of the updated General Plan. The options include:

- a. That the Planning Commission recommend adoption of the statements of overriding considerations and approval of a resolution adopting the eight-element General Plan Update based on the maximum development scenario of up to 45,500 population, subject to the following parameters:
 - (1) Implementation of all of implementation measures contained in the individual General Plan Elements;
 - (2) Pursue analysis of financing traffic related infrastructure improvements concurrent with or in advance of new development, with a “back up plan” of adopting a program to meter / manage the pace of development relative to infrastructure resources based on an interim LOS standard of “D” for peak hour periods; either alternative for mitigating the traffic impacts related to the maximum growth scenario would need to be implemented before any entitlements would be granted for new development above and beyond what is anticipated in the 1991 General Plan;
 - (3) Direct staff to pursue the appropriate follow-up steps to adoption of the General Plan, including but not limited to:
 - Working with LAFCO to update the City’s Sphere of Influence boundary;
 - Updating the City’s Water, Sewer, and Storm Drain Master Plans;
 - Updating the City’s Development Impact Fee schedule to reflect the full potential growth and infrastructure needs outlined in the General Plan;
 - Utilizing the City’s Fiscal Impact Analysis Model to evaluate the Specific Plans that are to be prepared for proposed Annexation Areas to insure

fiscal neutrality in terms of impacts on the City's ability to provide services;

- Prepare design standard for high density multi-family development and application of the mixed use and senior housing overlays; no new projects pursuant to the RMF-20 zoning or overlay areas can be approved until the new standards are adopted;
- Work with applicants for annexation in the areas anticipated in the General Plan and with LAFCO to process pending applications concurrent with LAFCO updating the City's Sphere of Influence;
- Work with property owners / applicants in preparation for the City to establish Specific Plans for proposed annexation areas;
- Take steps to pursue identification of the "purple belt" boundaries and alternative mechanisms for financing preservation of open space;
- Work with property owners, the National Park Service, and other agencies and interested persons in actively pursuing long-term plans for land uses and facilities within the Salinas River Overlay Area;
- Bring forward Design Guidelines for the Historic District including more specific standards for signage in that area.

b. Amend, modify or reject the foregoing option.

PLANNING
COMMISSION
ADJOURNMENT to the joint Planning Commission/City Council Breakfast Meeting of
Friday, December 19, 2003 at 7:00 am at Joe's Place.

