



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

May 14, 2019

6:30 P.M.

Continued to May 15, 2019 at 6:30 P.M.

A. Planning Commissioners Roll Call:

Present: Davis, Jorgensen, Donaldson, Neel, Castillo and Koegler

Absent: Barth

B. 6:45 P.M.: Planning Commission Meeting Called To Order

C. General Public Comments Regarding Matters Not On The Agenda: None

D. Agenda Items Proposed To Be Tabled Or Re-Scheduled: None

The order of Item 1 and Item 2 was inverted

E. Public Hearings

2. Continued Public Hearing - Short-Term Rental Ordinance Zoning Code Amendment (ZC 15-006)

An Amendment to the Zoning Code to add provisions regulating short-term rentals in all zoning districts throughout the City. This hearing has been continued from the April 23, 2019 Planning Commission agenda.

Declaration of Conflicts of interest:

- Commissioner Donaldson declares a conflict of interest and steps down and leaves the room
- Three (3) Commissioners remain on the dais – no quorum present to hear the item. By the rule of necessity, Commissioners Davis and Neel draw straws to determine who will hear the item.
- Davis draws long straw / Neel leaves the room (Commissioners Davis, Koegler, Castillo and Jorgensen were selected to hear the item).

Action:

- A.** A motion was made by Commissioner Jorgensen, seconded by Commissioner Koegler and passed 4-1-2 (Absent: Commissioner Barth; Abstained: Commissioners Donaldson and Neel) to continue the

meeting to May 15, 2019 at 6:30 P.M. in the Council Chamber to allow time for Commissioner Davis to review the Planning Commission record from the April 23rd, 2019 Planning Commission meeting and prepare for the Item.

C.1 Reopened for General Public Comments at 7:05

Speakers: Kathy Bonelli
Arman Vendri
Michelle Brown

Commissioners Neel and Donaldson return to dais.

1. Planned Development (PD 18-07), Conditional Use Permit (CUP 18-09)

Vesting Tentative Parcel Map PR 18-0077, and Time Extension 18-010
Summerset Assisted Living and Memory Care
2450 Golden Hill Road / APN: 025-366-030
Applicant – Rick Beasley

Open Public Comment

Speakers: Christy Gabler – Applicant
Rick Beasley – Owner
Dan Katches
Annette Gast
Joe Horne
Jerry Gast
Carol Hansen
Kathy Lynn
Will Hawk

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Neel, seconded by Commissioner Castillo and passed 6-1-0 (Absent: Commissioner Barth) to approve Resolution A as presented.
- B.** A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 6-1-0 (Absent: Commissioner Barth) to approve Resolution B with changes (See Attachment 1).
- C.** A motion was made by Commissioner Neel, seconded by Commissioner Castillo and passed 6-1-0 (Absent: Commissioner Barth) to approve Resolution C as presented.
- D.** A motion was made by Commissioner Neel, seconded by Commissioner Castillo and passed 6-1-0 (Absent: Commissioner Barth) to approve Resolution D including changes (See Attachment 2).

F. Other Scheduled Matters: None

G. Consent Calendar

3. Development Review Committee Minutes (for approval)

April 15, 2019

April 22, 2019

April 29, 2019

4. Planning Commission Minutes (for approval)

April 23, 2019

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Koegler and passed 6-1-0 (Absent: Commissioner Barth) to approve Items # 4 & # 5 as presented.

H. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Specific Plan Ad Hoc Committee: City Planner Report.
- c. Short Term Rental: Liaison Report.

I. Planning Commissioners' Comments:

J. Staff Comments:

K. Director's Comments:

L. At 8:01 P.M. the Regular Meeting was Continued and Adjourned to May 15, 2019 at 6:30 PM at the same location

M. May 15, 2019 – 6:30 P.M. – Council Chamber – Call to order adjourned Planning Commission Meeting of May 14, 2019.

N. Planning Commissioners Roll Call:

Present: Davis, Jorgensen, Koegler and Castillo

Absent: Barth, Donaldson and Neel

2. Continued Public Hearing - Short-Term Rental Ordinance Zoning Code Amendment (ZC 15-006)

An Amendment to the Zoning Code to add provisions regulating short-term rentals in all zoning districts throughout the City. This hearing has been continued from the April 23, 2019 Planning Commission agenda.

Exparte disclosures:

Commissioners Koegler, Castillo and Davis declare they have had Exparte communication that have not affected their ability to hear the item.

Open Public Comment

Speakers: Tape from May 14, 2019 Public Comment was replayed:

May 14, 2019 Speakers: Kathy Bonneli
Arman Bondari
Michelle Brown

May 15, 2019 Speakers: Michael Rivera
George Avina
Bill Loar (Lohr?)
Faye Donovan
Gus Alfaro
Jeanne Serge
Gigi Greene
Mark McConnell
Anne Crab
Robert Elzer
Eric Smith
Samantha Loving
Laura Hill
Jessica Fullerton
Tom Maisial
Bradley Cameron
Tim Joannes
Liz Lee
Yvonne Phillips
David Metcalf
Andrea Laubscher
Beth Burk
Darrell Cooper
Ben Hawkinson
Andrew Pekema
Tony Gaspar
Danna Stroud
Carol Janssen
Mitch Culver
Linda Tedeski
Ed Tedeski
Lisa MacCagno
Carolyn Dismuke
Kirk MacCagno
Scotty Smith
Ty Christensen
Linda Caldwell
Leila Harrington
Dan Jones

Closed Public Comment.

Action:

A. A motion was made by Commissioner Jorgensen, seconded by Commissioner Koegler and passed 4-3-0 (Absent: Commissioners Barth, Donaldson and Neel) to approve Resolution A with the following changes:

- Add a provision that the Community Development Director may approve on-site parking exceptions for lots with existing parking deficiencies.
- The occupancy table is amended as follows:

	Night Occupancy	Day Occupancy
0/1 Bedroom	2	6
2 Bedrooms	4	8
3 Bedrooms	6	10
4 Bedrooms	8	12
5 Bedrooms	10	14

- The separation distance for R-1 permits is amended to 200-ft.
- Table 21.34.030.1 is amended to limit one (1) Short-Term Rental permit per lot in the R-1 zone.
- The enforcement section is amended to replace any reference to “1-calendar year” with “any 365 day period”.

B. A motion was made by Commissioner Jorgensen, seconded by Commissioner Castillo and passed 4-3-0 (Absent: Commissioners Barth, Donaldson and Neel) to approve Resolution B with the following changes:

- The Short-Term Rental permit cap is amended to:

R-1	100 Permits
All other districts	200 Permits
Total	300 Permits

- A recommendation is added that the City conducts an annual review of the following Short-Term Rental Ordinance issues:
 - Attrition rate of Short-Term Rental Permits.
 - Monitor trends in R-1 Short-Term Rental “hot spots”.
 - Review number of “underutilized” permits.

O. Regular Meeting Adjourned at:11:00 PM

Revised Monitoring Timeline: Attachment 5, Exhibit B:

BR-1 (Monitoring Milestone)
~~Prior to issuance of a grading permit~~
Prior to beginning construction

BR-2 (Monitoring Milestone)
~~Prior to issuance of a grading permit~~
Prior to grading permit final

BR-3 (Monitoring Milestone)
~~Prior to issuance of a grading permit~~
Prior to beginning construction

BR-4 (Monitoring Milestone)
~~Prior to Certificate of Occupancy~~

Revised Conditions of Approval:

Attachment 7, Exhibit A:

ENGINEERING SITE SPECIFIC CONDITIONS

~~13. Storm water quality facilities must be provided that address both construction and post-construction Low Impact Development best management practices. Wetland mitigation must be provided in accordance with a plan approved by a qualified biologist.~~

MITIGATION MEASURES – CONDITIONS OF APPROVAL

APCD-3j. Install wheel washers or appropriate stabilized construction entrance where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.