



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

September 11, 2018

6:30 P.M.

A. Planning Commissioners Roll Call:

Present: Davis, Agredano, Jorgensen, Donaldson, Garret and Neel.

Absent: Barth

B. 6:30 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

E. Public Hearings

1. Time Extension (TEX 18-05) for Planned Development 11-002 and Tentative Tract Map 3036

2811 Vine Street / APN: 008-391-036

Applicant - Habitat for Humanity for San Luis Obispo County

A request for a one-year time extension for PD 11-002 and Tentative Tract 3036, a 10-lot subdivision on a 1.48-acre parcel, to create parcels for nine single-family homes and a common open space lot.

Open Public Comment

Speakers: Julia Ogden – Applicant

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Davis, seconded by Commissioner Neel and passed 6-0-1 (Absent: Chairperson Barth) to approve Resolution A as presented.

2. Time Extension (TEX 18-06) for Planned Development (PD 08-002 – Destino Hotel Resort)

3350 Airport Road, APNs 025-436-029 & 025-346-030

Applicant – Karen Stier

Open Public Comment

Speakers: None

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Neel and passed 6-0-1 (Absent: Chairperson Barth) to approve Resolution A as presented.

3. Planned Development (PD 18-04) Vesting Tentative Tract Map 3047-2, Spring Street Village

A request for a Development Plan along with a Density Bonus along with the subdivision of Tract 3047-2 into three parcels, to allow for the development of a 95 unit apartment complex at 3328 Spring Street, APN 008-042-017
Applicant – Paso Robles Spring Street, LLC - Ryan Jeffrey

Open Public Comment

Speakers: Larry Werner – City Consultant

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Davis and passed 6-0-1 (Absent: Chairperson Barth) to approve the “Errata Version” of Resolution A with changes (See Attachment 1).

F. Other Scheduled Matters: None

G. Consent Calendar

4. Development Review Committee Minutes (for approval)

August 6, 2018
August 13, 2018
August 20, 2018

5. Planning Commission Minutes (for approval)

August 28, 2018

Action:

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

6. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Specific Plan Ad Hoc Committee: City Planner Report.

H. Planning Commissioners’ Comments:

I. Staff Comments:

J. Director's Comments:

K. Regular Meeting Adjourned at: 7:51 PM

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Errata Version of Reso A

RESOLUTION PC 18-xxx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING PLANNED DEVELOPMENT (PD 18-04) AND AMENDING PD 13-001
VESTING TENTATIVE PARCEL MAP 3047-2, AND DENSITY BONUS
FOR A 95 UNIT MULTI-FAMILY DEVELOPMENT**

**PD 18-04 / PD 13-001 (P18-0033)
APPLICANT: RYAN JEFFREY
3328 SPRING STREET, APN: 008-042-020**

WHEREAS, Ryan Jeffrey has submitted a development application requesting the approval of a 95-unit, 3-story apartment complex (Spring Street Village) on the back half of the property located at 3328 Spring Street; and

WHEREAS, the 95-units consist of the construction of two new, three-story residential apartment buildings totaling 74 units, along with the existing 21 apartment units located on the second floor of the existing commercial buildings; and

WHEREAS, the property is within the Uptown/Town Center Specific Plan (UTSP) and has a T-4 Neighborhood Center (T4-NC) zoning and Neighborhood Commercial (NC), land use designation, multi-family apartment buildings are permitted in the T4-NC zone; and

WHEREAS, this project would replace the previous Phase 2, 42-unit single family residential project approved with PD 13-001; and

WHEREAS, the completed mixed use Phase 1 portion of PD 13-001 would remain in effect; and

WHEREAS, the UTSP allows up to 30-units to the acre; for this 2.34 acre site, 70 units could be developed, in addition to the base zoning density, Chapter 21.16.L of the Zoning Code, Density Bonuses, allows developers to request additional units beyond the base density, in exchange for deed restricted low income units (target units); and

WHEREAS, in conjunction with PD 18-04, Mr. Jeffrey is requesting a 35-percent density bonus (25 additional units) in exchange for 20-percent of the 70 units allowed for by the base zoning (14 units) be deed restricted for 30 years as low income units; and

WHEREAS, as part of the incentives for providing low income units and allowing for the density bonus, the Ordinance allows the applicant to propose modifications to development standards, for the Spring Street Village project, modifications are necessary to comply with the following development standards, including a reduced amount of private storage and not providing a Community/Recreation Room; and

WHEREAS, an amendment to Vesting Tentative Tract 3047 is also proposed that would amend Phase 2 of the tentative map to allow creation of three parcels to accommodate the apartment project; and

WHEREAS, the Development Review Committee (DRC) reviewed this project three times: on January 8, 2018 (pre-application review), on April 30, 2018 and June 18, 2018, where in the end, the applicants incorporated the DRC's suggested changes, and the DRC supported the project; and

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WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on September 11, 2018, on this project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 18-04, Vesting Tentative Tract 3047-2, which includes a 35-percent density bonus, based on the following findings and conditions of approval:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Findings. In accordance with Zoning Ordinance Section 21.23B.050, Findings for Approval of Development Plans, and based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the goals and policies established by the General Plan, since the project would provide for multi-family housing exceeding the 30-unit per acre density and provide 19 low income residential units for 30 years.
2. The project is consistent with and supports the intent of the T4-NC zone in the Uptown/Town Center Specific Plan since it would provide infill multi-family residential development.
3. The project is a “permitted” use in T4-NC Zone in the Uptown/Town Center Specific Plan (UTCSP), and complies with all applicable development standards in the UTCSP and Zoning Ordinance, with the requested modifications/incentives outline in this resolution.
4. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city since the property is surrounded by similar land uses, and it would not result in significant noise, traffic, light, glare, or other potential effects.
5. The proposed development plan accommodates the aesthetic quality of the City as a whole since it is designed consistent with the Flex Shed building form and Warehouse Industrial architectural style outlined in the Specific Plan, which corresponds with the existing Uptown Centre buildings that front Spring Street.
6. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts.
7. The proposed development plan is compatible with existing surrounding development, as noted in #3 and #5 above.
8. The proposed development plan contributes to the orderly development of the city as a whole by providing a well-designed project that is suitable for the location where it is proposed and surrounding land uses in the vicinity.

Section 3. Density Bonus: Allowing for a 35 percent increase in density from 70 units to 95 units, meets the goals of the Housing Element of the General Plan, by providing the maximum density in an infill area where existing infrastructure can serve the project, in exchange for 14 units (20-percent) will be deed restricted as low-income for 30 years.

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Section 4. Modification/Incentives: The request for modifications in the development standards for not providing a formal community/recreation room, and not providing the maximum of 250 cubic feet of storage space for each unit, can be approved as incentive for the increased density, as outlined in Chapter 21.17L of the Zoning Ordinance. Given the nature of this project being predominantly one-bedroom units which would not typically provide for families, will not require as much space for storage and would have less of a demand for needing a community room.

Section 5. Approval. The Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 18-004 and Vesting Tentative Tract 3047-2, subject to the following Conditions of Approval.

1. This project shall comply with the Project Specific Conditions of Approval attached hereto as Exhibit A, and the checked Standard Conditions of Approval, attached hereto as Exhibit B, and incorporated herein by reference.
2. This project shall consistent with Exhibits C-U as attached.

PASSED AND ADOPTED THIS 11th day of September, 2018 by the following Roll Call Vote:

AYES: Donaldson, Davis, Jorgensen, Garrett, Neel, Agredano
NOES: None
ABSENT: Barth
ABSTAIN: None

Doug Barth, Chairperson

ATTEST:

Warren Frace, Secretary of the Planning Commission

Exhibits:

- A. Project Specific Conditions of Approval
- B. Standard Conditions
- C. Vesting Tentative Parcel Map 3047-2
- D. Preliminary Grading and Drainage
- E. Site Plan
- F-J Floor Plans
- K-R Ext. Elevations
- S. 34th and Park Perspective
- T. Park Street Perspective
- U. Preliminary Landscape Plan

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Exhibit A

PROJECT SPECIFIC CONDITIONS:

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

Planning Division Conditions:

1. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBITS	DESCRIPTION
B.	Standard Conditions
C.	Vesting Tentative Parcel Map 3047-2
D.	Preliminary Grading and Drainage
E.	Site Plan
F.	Bldg. 1 – Floor Plan Floor 1 & 2
G.	Bldg. 1 – Floor Plan Floor 3
H.	Bldg. 2 – Floor Plan Level 1
I.	Bldg. 2 – Floor Plan Level 2
J.	Bldg. 2 – Floor Plan Level 3
K.	Bldg. 1 – Ext. Elevations
L.	Bldg. 1 – Ext. Elevations
M.	Bldg. 1 – Ext. Elevations
N.	Bldg. 1 – Ext. Elevations
O.	Bldg. 2 – Ext. Elevations
P.	Bldg. 2 – Ext. Elevations
Q.	Bldg. 2 – Ext. Elevations
R.	Bldg. 2 – Ext. Elevations
S.	34 th and Park Perspective
T.	Park Street Perspective
U.	Preliminary Landscape Plan

2. The project shall be designed and constructed to be in substantial conformance with Exhibits A-U approved with Resolution _____.
3. Approval of this project is valid for a period of two (2) years from date of approval. Unless permits have been issued and site work has begun, the approval of Planned Development 18-004 and VTM 3047-2 shall expire on September 11, 2020. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.

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4. Prior to the issuance of a building permit for the Building No. 1, the applicant shall take the steps necessary to record a 30 year low-income housing deed restrictions on fourteen (14) of the twenty-one (21) existing apartment units within the Uptown Center (3328/3348 Spring Street), to the satisfaction of the City Attorney. The deed restriction will include provisions for:
 - a. Rental unit applicant's income verification shall be performed by City selected third party.
 - b. Annual affordable compliance report will be submitted to the City for review.
5. Prior to issuance of certificates of use and occupancy, the property owner or authorized agent is required to pay the City's Development Impact Fees.
6. No underground or aboveground storage of hazardous materials shall be allowed on-site without first obtaining City approval.
7. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).
9. Prior to the issuance of a building permit for Building No. 1, the applicant shall provide a draft of the Project Security/Surveillance Plan to the Police Department for review. The final version of the Plan shall be completed prior to the issuance of a Certificate of Occupancy for Building No. 1.
10. Prior to the issuance of a Building Permit, the DRC shall approve a landscape/hardscape and furniture plan showing the indoor and outdoor commons spaces for Buildings 1 and 2 and show the final details including planters, benches, finish materials, and any other proposed amenities for those spaces.
11. Staff shall review the standard rental agreement for inclusion of the following:
 - a. The outdoor balconies shall not be used for storage of items.
 - b. The tandem parking spaces in both lots shall be assigned to two bedroom units.

Engineering Division Conditions:

12. The applicant construct all offsite public improvements, to the City Engineer's satisfaction, prior to recording the final map. The applicant may enter into a Subdivision Improvement Agreement prior to recordation of the Final Map. The applicant must provide Performance and Material financial assurances with the Subdivision Improvement Agreement based on an engineer's estimate of probable cost.
13. The applicant shall install sidewalk, a drive approach, and street trees on the frontage along Park Street, to the City Engineer's satisfaction.
14. The applicant shall propose and construct modifications, based on a traffic engineer's recommendations, to improve the visibility and function of the lighted pedestrian safety crosswalk system at the intersection of Spring and 34th Streets. All proposed and constructed improvements

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shall be to the City Engineer's satisfaction. (Improvements to the intersection of 34th and Spring Street are subject to a reimbursement through the AB 1600 Impact Fee program).