

**PLANNING COMMISSION  
MINUTES**

**July 28, 2009**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Gregory, Nemeth, Peterson and Trench

**ABSENT:** Holstine, Johnson

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None

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**Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.**

**All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.**

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**PUBLIC HEARINGS**

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| 1. | FILE #:<br>APPLICATION: | <b>PURPLE BELT PROGRAM</b><br>To provide a set of implementation strategies and tools for landowners interested in pursuing agricultural |
|----|-------------------------|--|

conservation on their property. The Planning Commission will also be considering a draft Negative Declaration for this project, and will be requested to make a recommendation on the Negative Declaration to the City Council.

APPLICANT: City of Paso Robles  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** In favor: Jim Irving, stakeholder

Opposed: Tom Hardwick

Neither in favor nor  
opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Planning Commissioner Comments:

Commissioner Gregory:

- City ag lands should be treated (protected) like County ag lands.
- Best use of ag conservation is private not government.
- Doesn't want to use tax revenues to fund program and doesn't want a vote of the people to increase taxes to fund the program.
- Buffers should be addressed on a case by case basis.
- Care needs to be taken in using soil types to rate ag quality.
- Adopting LAFCO policies is a bad thing.

Commissioner Peterson:

- Blessed with great private ag development of Purple Belt. Plan should reserve what we have. We didn't need to create it.
- Wants to have specifics of what is acceptable in ag lands.
- Wants ag land preserved inside City limits as well as in the County and flexibility with buffers.

Commissioner Garcia:

- Wants "teeth" in program with MOU with County.
- Purple belt would also apply to City.
- Wants plan to explore hillside protection.

Commissioner Nemeth:

- Good program; move forward.

Commissioner Tretch:

- MOU would be good.
- Apply to City limits as well as County

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Holstine and Johnson absent), to recommend the City Council approve the Negative Declaration with added findings noting the positive impacts of the project.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Peterson, and passed 5-0-2 (Commissioners Holstine and Johnson absent), to recommend the City Council approve the Purple Belt Program with an MOU between the City and County to help enforce the program and a recommendation that the program should apply to both city and county ag lands, and stating that buffer positions remain flexible.

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**OTHER SCHEDULED MATTERS**

2. **Appoint a 2 or 3 member ad-hoc committee for the Uptown/Town Centre Specific Plan**

**Action:** A motion was made by Commissioner Garcia, seconded by Commissioner Tretch, and passed 5-0-2 (Commissioners Holstine and Johnson absent), to appoint Commissioners Nemeth, Gregory and Peterson to the Uptown/Town Centre Specific Plan ad-hoc committee.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

3. Development Review Committee Minutes (for approval):
  - a. June 1, 2009
  - b. June 8, 2009
  - c. June 22, 2009
  - d. July 6, 2009

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Holstine and Johnson absent), to approve the DRC Minutes listed above as presented.

4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Nothing to report.
  - b. Main Street Program: No report given
  - c. Airport Advisory Committee: No meeting
  - d. Measure T Bond Oversight Committee: No meeting

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**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ron Whisenand reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

5. June 9, 2009

**Action:** A motion was made by Commissioner Gregory, seconded by Commissioner Nemeth, and passed 4-0-1-2 (Commissioner Peterson abstained, Commissioners Holstine and Johnson absent), to approve the Planning Commission Minutes of June 9, 2009 as presented.

**REVIEW OF CITY COUNCIL MEETING**

6. July 21, 2009

Commissioner Nemeth provided a review of the meeting.

**PLANNING COMMISSIONERS' COMMENTS**

Commissioner Nemeth asked if staff was checking on the sign colors for the Paso Yogurt sign on 14<sup>th</sup> Street. He would also like a tour of good and bad projects in Paso Robles.

Commissioner Garcia noted that in the Walmart parking lot, shopping baskets are blocking the driveway, creating a safety hazard. He also asked if the City would give grass reduction incentives for homeowners who convert to drought tolerant landscaping.

Commissioner Gregory stated that the street light in front of Marv's Pizza is out and needs to be replaced.

Commissioner Peterson asked if the AMGEN tour is coming back to Paso Robles. He also asked about the status of the Mundee RV Park. He further noted that Flamson School is watering the football field on the wrong day and that the temporary patch at 32<sup>nd</sup> and Oak Street is shoddy work.

Commissioner Treach noted that the banner patrol is working. He also noted that City Park is being watered after 8 am and is over-spraying the sidewalk.

## **STAFF COMMENTS**

The draft version of Paso Robles' 2009 CEQA procedures is now available for review.

Comments from the State Office of Housing and Community Development have been received on the City's Draft Housing Element and are being responded to.

A draft Historic Preservation Ordinance is nearly complete.

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_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:**

**Planning Commission adjournment** to the Development Review Committee Meeting of Monday, August 3, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 10, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, August 11, 2009, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.