

**PLANNING COMMISSION  
MINUTES**

**August 11, 2009**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Gregory, Holstine, Nemeth, Peterson and Treach

**ABSENT:** 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**

1. **FILE #:** **PLANNED DEVELOPMENT 05-016  
AMENDMENT**  
**APPLICATION:** To consider a request to amend the development plan (PD) for the Airport Business Park to allow for

winery related uses. Additionally, the design guidelines for the Airport Business Park would be amended to add a new section to accommodate the site planning and architecture for the winery buildings. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Larry Gabriel on behalf of Chris Hoskins  
LOCATION: 2-15 of Tract 2772, which are located on Dry Creek Road, just west of Airport Road (APN 025-438-001,006-015, 018, 019 & 020)

Opened Public Hearing.

**Public Testimony:** In favor: Chris Hoskins, applicant  
Larry Gabriel, applicant representative  
Dale Gustin

Opposed: None

Neither in favor nor opposed but expressing concerns about water: John Gallenstein

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Johnson absent), to approve the amendment to Planned Development 05-016 as presented.

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- 2. FILE #: **PLANNED DEVELOPMENT 09-001**  
APPLICATION: To consider a request to replace the existing approximate 14,000 square foot building and construct a new 103,524 square foot manufacturing facility for Specialty Silicone Fabricators and the associated Mitigated Negative Declaration (statement that there will be no significant environmental effects if certain mitigation measures are implemented) in accordance with the provisions of the California Environmental Quality Act

(CEQA). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Oasis Associates on behalf of William E. Reising, Jr.

LOCATION: On the Northeast corner of Rollie Gates Drive and Wing Way (3077 Wing Way).

Opened Public Hearing.

**Public Testimony:** In favor: Carol Florence, applicant representative  
Mark Paulson, applicant representative  
John Goodman, Architect  
Dale Gustin

Neither in favor nor opposed but expressing concerns: Mark Kenyon

Closed Public Hearing.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Johnson absent), to approve a Mitigated Negative Declaration for Planned Development 09-001 as presented.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Johnson absent), to approve Planned Development 09-001 with the addition of a condition requiring the final landscape plan to be reviewed by the DRC. The plan needs to be designed to take into consideration proposed carports and solar panels on the property to the west.

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- 3. FILE #: **MISCELLANEOUS 09-003**
- APPLICATION: To consider making a General Plan consistency finding for acquisition of four properties (226 acres). The property purchases are intended for use as public open space and associated uses.
- APPLICANT: City of Paso Robles
- LOCATION: Within the Salinas River corridor and upland river area. APNs 009-631-003, 009-631-004, 009-811-004, and 009-302-001.

Opened Public Hearing.

**Public Testimony:** Neither in favor nor opposed but expressing concerns with sand mining: Eric Howard

Closed Public Hearing.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Johnson absent), to approve a resolution reporting to the City Council that the acquisition of the subject properties would be consistent with the General Plan.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval):
  - a. July 13, 2009
  - b. July 20, 2009
  - c. July 27, 2009

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Johnson absent), to approve the DRC Minutes listed above as presented.

- 5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Gregory stated that the PRAC will be having a special meeting on August 26 to discuss the Uptown/Town Centre Specific Plan.
  - b. Main Street Program: Commissioner Holstine announced the Olive Festival on August 22<sup>nd</sup>.
  - c. Airport Advisory Committee: Meeting will be held on August 13.
  - d. Measure T Bond Oversight Committee: Meeting will be held at end of the month.

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

Ed Gallagher announced that there will be a joint meeting of the Planning Commission and City Council on September 3, 2009 at 7:00 pm at City Hall Council Chambers to “roll out” the Uptown/Town Centre Specific Plan.

## PLANNING COMMISSION MINUTES FOR APPROVAL

6. July 28, 2009

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Garcia and passed 5-0-1-1 (Commissioner Johnson absent, Commissioner Holstine abstained), to approve the Planning Commission Minutes of July 28, 2009 as presented.

## REVIEW OF CITY COUNCIL MEETING

7. August 4, 2009

Commissioner Gregory gave a brief review of the August 4, 2009 City Council meeting.

## PLANNING COMMISSIONERS' COMMENTS

Commissioner Nemeth announced that he is now the President of the Board of Directors of the Autism Center.

Commissioner Gregory stated that the street light (PG&E) near Marv's Pizza is still out; he noted that the medians at the water park are dead; that there is no crosswalk at 16<sup>th</sup> & Pine Streets and it is unsafe to cross; he asked if that can be addressed in the Uptown/Town Centre Specific Plan. He also noted that there is no handicap parking on the streets in the downtown.

Commissioner Peterson stated that the water main line at 30<sup>th</sup> and Oak Street is taking a very long time to install and the street is torn up. He also stated that he was honored to be one of the people hosting the recent visit by Polish dignitaries.

## STAFF COMMENTS

None

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 17, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 21, 2009 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 24, 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 25, 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.