

**PLANNING COMMISSION
MINUTES**

August 24, 2010

PLANNING COMMISSIONERS PRESENT: Garcia, Holstine, Nemeth, Peterson, Vanderlip

ABSENT: Gregory and Treach

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

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

PRESENTATIONS: None

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.

PUBLIC HEARINGS

1. **FILE #:** **CONDITIONAL USE PERMIT 10-003**
 APPLICATION: A request to establish a pre-school and day care center within the existing church education facilities. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: North County Christian Fellowship – Ted Weber

LOCATION: 421 9th Street
(APN: 009-141-003, 004, 012, 013)

Opened Public Hearing.

Public Testimony: In favor: Ted Weber, applicant representative
Terry Del Giorgio, Pre-School Director
Gary Del Giorgio, Associate Pastor
Becky Lewis, neighbor, not opposed to the day care center but wants the alley and parking lot paved
Kathy Barnett, in favor of the day care center but has concerns about dust mitigation and school drop off area.

Opposed: None

Neither in favor nor opposed but expressing concerns: Tom Lewis, neighbor, wants original alley paving and parking lot requirements met.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 4-0-1-2 (Commissioner Vanderlip refrained) (Commissioners Gregory and Treach absent), to continue Conditional Use Permit 10-003 to the Planning Commission Meeting of September 14, 2010 with additional information regarding parking requirements, alternative paving materials and the timing of the improvements.

Closed Public Hearing.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 2. Development Review Committee Minutes (for approval):
 - a. August 16, 2010

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Garcia and passed 5-0-2 (Commissioners Gregory and Treach absent) to approve the DRC minutes above as presented.

3. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting.
 - b. Main Street Program: Commissioner Holstine provided update.
 - c. Airport Advisory Committee: No meeting.
 - d. Measure T Bond Oversight Committee: No meeting.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand indicated program is proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

4. August 10, 2010

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Nemeth and passed 5-0-2 (Commissioners Gregory and Treatch absent) to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

5. August 17, 2010

Ron Whisenand provided an update.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Garcia will be on vacation and will miss the Planning Commission meetings of September 14th and 28th.
- Commissioner Nemeth asked about the letter from RRM and if staff is going to respond.
- Commissioner Vanderlip talked about the importance of supporting local businesses.
- Commissioner Peterson will miss the Planning Commission meeting of September 14th.

STAFF COMMENTS

- Ron Whisenand stated a PC/CC Joint Meeting will be August 31, 2010 to discuss the revised conceptual plan for the Chandler Ranch Area Specific Plan.

- Ron Whisenand stated a PC/CC Joint Meeting will be September 9, 2010 for the Uptown/Town Centre Specific Plan Form-Based Code training workshop.
- Ron Whisenand stated the PC/CC Joint Breakfast of September 17th is cancelled.

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.

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 to the Development Review Committee Meeting of Monday, August 30, 2010 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 Workshop for the Draft Chandler Ranch Area Specific Plan discussion of Tuesday, August 31, 2010 at 7:00 p.m. at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Workshop for the Draft Uptown/Town Centre Specific Plan proposed Form-Based Code discussion of Thursday, September 9, 2010 at 7:00 p.m. at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 13, 2010 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, September 14, 2010 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NEITHER OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.

**PLANNING COMMISSION
MINUTES**

September 14, 2010

PLANNING COMMISSIONERS PRESENT: Gregory, Holstine, Nemeth, Treach, Vanderlip

ABSENT: Garcia and Peterson

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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PUBLIC HEARINGS

This item is proposed to be opened and continued to the Planning Commission Meeting of September 28, 2010.

1. **FILE #:** **CONDITIONAL USE PERMIT 10-003**
APPLICATION: A request to establish a pre-school and day care center within the existing church education facilities. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: North County Christian Fellowship – Ted Weber
LOCATION: 421 9th Street
(APN: 009-141-003, 004, 012, 013)

Opened Public Hearing.

Commissioner Vanderlip recused himself and left the hearing room.

Public Testimony: No public testimony given either in favor or opposed.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Treach, and passed 4-0-1-2, to continue the public hearing for Conditional Use Permit 10-003 to the Planning Commission Meeting of September 28, 2010.

Closed Public Hearing.

2. FILE #: **MISC. 10-003**
APPLICATION: For the Planning Commission to report to the San Luis Obispo County Board of Supervisors that a proposal to purchase property within the City of Paso Robles for the purpose of using the proceeds toward the cost of the new County courthouse would be consistent with the General Plan.
APPLICANT: San Luis Obispo County initiated
LOCATION: 549 10th Street
(APN 009-093-049)

Opened Public Hearing.

Commissioner Vanderlip recused himself and left the hearing room. Staff presented the staff report.

Public Testimony: In favor: Linda Van Fleet, San Luis Obispo County representative, provided property information

Opposed: None

Neither in favor nor
opposed, but expressed concerns: Kathy Barnett

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 4-0-1-2, to report to the San Luis Obispo County Board of Supervisors that the subject property is consistent with the City's General Plan.

Closed Public Hearing.

Commissioner Vanderlip returned to the dais.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. August 23, 2010

Action: A motion was made by Commissioner Treach, seconded by Commissioner Vanderlip and passed 5-0-2 to approve the DRC minutes above as presented.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report.
 - b. Main Street Program: Commissioner Holstine provided an update.
 - c. Airport Advisory Committee: Commissioner Nemeth provided an update.
 - d. Measure T Bond Oversight Committee: No report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Darren Nash reported program is proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. August 24, 2010

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Vanderlip and failed 3-0-2-2. A quorum vote of the Planning Commission was needed for the vote to approve the minutes above as presented. The August 24, 2010 Planning Commission minutes will be presented for approval at the next meeting on September 28, 2010.

REVIEW OF CITY COUNCIL MEETING

- 6. September 7, 2010

Commissioner Gregory provided an update.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Nemeth discussed the need to include the solar panel issue in the Uptown/Town Centre Specific Plan EIR.
- Commissioner Vanderlip discussed the status of local businesses.
- Commissioner Holstine questioned why restroom facilities at the train station were updated before the City Park's facilities.
- Commissioner Gregory discussed the twice-daily maintenance of Avila's public restroom facilities as an example of how the City's facilities could be maintained. He also requested a copy of the minutes of the May 25, 2010 Joint PC/CC Workshop for the Uptown/Town Centre Specific Plan.

STAFF COMMENTS -- NONE

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ADJOURNMENT to the Development Review Committee Meeting of Monday, September 20, 2010 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, September 27, 2010 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, September 28, 2010 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

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