

**PLANNING COMMISSION
MINUTES**

October 25, 2011

PLANNING COMMISSIONERS PRESENT: Barth, Garcia, Gregory, Holstine, Peterson, Vanderlip

ABSENT: 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

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|----|---------------------|---|
| 1. | FILE #: | CODE AMENDMENT 11-002 |
| | APPLICATION: | For the Planning Commission to consider recommending the City Council adopt an Emergency Shelter Ordinance. |
| | APPLICANT: | City initiated |
| | LOCATION: | City-Wide |

Opened Public Hearing.

Public Testimony: In favor: Gail Foos
Opposed: None

Closed Public Hearing.

A straw vote was taken on whether the City should amend the Zoning Code to permit Emergency Shelters in the Riverside Corridor (RC) Zone and the Planned Manufacturing (PM) Zone within the Sherwood Industrial Park area. On a 6-0-1 (Commissioner Treatch absent) vote, the Commissioners were in favor of the Zoning Code amendment.

A second straw vote was taken on whether the City should amend the on-site parking requirement for Emergency Shelters to require one parking space per five beds. On a 6-0-1 (Commissioner Treatch absent) vote, the Commissioners were in favor of the one parking space per five bed ratio.

A third straw vote was taken on whether the City should amend the Zoning Code to permit Emergency Shelters in the T-3 Neighborhood (T-3N), T-3 Flex (T-3F), T-4 Neighborhood (T-4N) and the T-4 Flex (T-4F) Zones within the Uptown/Town Center Specific Plan, subject to approval of a Conditional Use Permit. On a 4-2-1 (Commissioner Treatch absent) vote, the Commissioners were opposed to the Zoning Code amendment.

A fourth straw vote was taken on whether the City should amend the Zoning Code to permit Emergency Shelters in the Town Center 2 (TC-2) Zone within the Uptown/Town Center Specific Plan. On a 3-3-1 (Commissioner Treatch absent) vote, the Commissioners were tied.

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Treatch absent) to recommend the City Council adopt the Negative Declaration for the Emergency Shelter Ordinance.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Treatch absent) to recommend the City Council introduce the first reading of the Ordinance to establish Emergency Shelters “by right” in the Riverside Corridor (RC) Zone and the Planned Manufacturing (PM) Zone within the Sherwood Industrial Park area with modifications to the on-site parking requirement to require one parking space per five beds.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Holstine, and failed 2-4-1 (Commissioner Treatch absent) to recommend the City Council permit Emergency Shelters, subject to approval of a Conditional Use Permit, in the T-3 Neighborhood (T-3N), T-3 Flex (T-3F), T-4 Neighborhood (T-4N) and the T-4 Flex (T-4F) Zones within the Uptown/Town Center Specific Plan.

2. FILE #: **MISCELLANEOUS 11-002**
APPLICATION: For the Planning Commission to report to the City Council that a proposal to purchase property for use as a trail head to allow

people to stage for use of the pedestrian and bike trails would be consistent with the General Plan.
APPLICANT: City initiated
LOCATION: Northeast corner of South River Road and Charolais Road. The property is 2.47 acres and the APN is 009-770-004.

Opened Public Hearing.

Public Testimony: In favor: None
Opposed: Tom Flynn Sr.

Closed Public Hearing.

Action: A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 5-1-1 (Commissioner Vanderlip opposed, Commissioner Treach absent) to report to the City Council that the acquisition of property located on the northeast corner of Charolais Road and South River Road is consistent with the City's General Plan.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. September 26, 2011

Action: A motion was made by Commissioner Barth, seconded by Commissioner Garcia and passed 6-0-1 (Commissioner Treach absent) to approve the DRC minutes above as presented.

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

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that October 24, 2011 was the application submittal deadline for 2012 CDBG funds.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. September 27, 2011

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Vanderlip and passed 6-0-1 (Commissioner Treach absent) to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

6. a. October 4, 2011
b. October 18, 2011

Commissioner Vanderlip provided overviews to both City Council meetings.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Peterson discussed the upcoming Paderewski Festival scheduled for November 10th through November 13th, 2011.
- Commissioner Holstine commented on the sparsely decorated Christmas trees in City Park last year.

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.

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, October 31, 2011 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the City Council Meeting of Tuesday, November 1, 2011 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 7, 2011 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, November 8, 2011 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.