

**PLANNING COMMISSION
MINUTES**

January 10, 2012

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

ABSENT: None

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 #: | PLANNED DEVELOPMENT 08-001 AND
CONDITIONAL USE PERMIT 08-001
AMENDMENT |
| APPLICATION: | A request to consider an amendment to the Paso Robles Recreational Vehicle (RV) Resort project. 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 Coast Engineering on behalf of Paso 33 LP
LOCATION: Northern end of Golden Hill Road, east side
(APN: 025-435-022,023)

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant
Opposed: Dennis Spoolstra, Joe McCowin, Lydia McCowin,
Mabel Bond, Victoria Sutter-Berg, Jane Carey

Neither in favor nor opposed but expressing concerns and voicing
questions: Ken Mundee, Chet Simons

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by
Commissioner Peterson, and passed 7-0, to continue the Planned Development 08-001 and
Conditional Use Permit 08-001 Amendment to the Planning Commission meeting of
February 14, 2012 in order to allow additional time to clarify some of the conditions of
approval.

2. FILE #: **PLANNED DEVELOPMENT 11-006 AND A
MITIGATED NEGATIVE DECLARATION**
APPLICATION: A request to consider a request to construct a
new 21,000 square foot light-industrial and
warehouse building at 3003 Rollie Gates
Drive. The Planning Commission will also
be considering the content and potential
application of any conditions of approval
that relate to the subject application.
APPLICANT: Omni Design Group on behalf of Applied
Technologies
LOCATION: 3003 Rollie Gates Drive
(APN: 025-453-002)

Opened Public Hearing.

Public Testimony: In favor: Tom Reay, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner
Holstine, and passed 7-0, to approve the Mitigated Negative Declaration for Planned
Development 11-006 as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Barth, and passed 7-0, to approve Planned Development 11-006 as presented.

- 3. **FILE #:** **STREET ABANDONMENT 11-001**
- APPLICATION:** A request to consider a recommendation to the City Council to approve the abandonment of portions of the former rights-of-way for Navajo Avenue and South River Roads. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** South River Road Associates on behalf of Hidden Creek Village
- LOCATION:** Fragment of rights-of-way for Navajo Avenue and South River Roads, adjacent to Hidden Creek Village at 80 Cary Street.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 7-0, to approve Street Abandonment 11-001 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. December 19, 2011

Action: A motion was made by Commissioner Treach, seconded by Commissioner Vanderlip and passed 7-0, to approve the DRC minutes above as presented.

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

2012 APPOINTMENTS TO THE ABOVE COMMITTEES – Chairman Garcia asked the Commissioners to send requests to him. Appointments will be made at the next Planning Commission meeting on January 24, 2012.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that the State Supreme Court made a decision that the Redevelopment Dissolution Bill, passed June 29, 2011, was constitutional. The Redevelopment Agency will cease to exist on February 1, 2012. Two legislative bills have been presented to discuss an alternative to the Redevelopment Agency that will have tighter controls and to allow Cities as “Successor Agencies” to continue to use low income housing funds to assist Affordable Housing such as Oak Park Housing and Habitat for Humanity. The City Council meeting scheduled for January 17, 2012 will have action for the Council to takeover reigns of the Redevelopment Agency.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. December 13, 2011

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Treach and passed 7-0 to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

- 7. a. December 20, 2011
- b. January 3, 2012

Ed Gallagher provided an overview for the December 20, 2011 meeting.

Commissioner Peterson provided an overview for the January 3, 2012 meeting.

PLANNING COMMISSIONERS’ COMMENTS

- Commissioner Gregory expressed concern regarding local massage parlors. Discussed regulating hours, additional police enforcement and sting operations to ensure legal and appropriate massage parlor use.
- Commissioner Treach expressed concerns regarding the condition of Centennial Park Gym restrooms.

STAFF COMMENTS

- Ed Gallagher reminded Commissioners to submit payment for Re-organization Dinner.

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 City Council Meeting of Tuesday, January 17, 2012 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast of Friday, January 20, 2012 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 23, 2012 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, January 24, 2012 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.