

**PLANNING COMMISSION
MINUTES**

March 27, 2012

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

ABSENT: Gregory, 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

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 #:** **PLANNED DEVELOPMENT 12-002**
 APPLICATION: A request to consider an application to construct an approximate 11,000 square foot mixed-use building, including a 3,300 square foot restaurant with an outdoor patio and 8 residential units. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: Nick Gilman on behalf of Shilo Ranch, Inc.

LOCATION: 529 Spring Street
(APN: 009-257-021)

Opened Public Hearing.

Public Testimony: In favor: Bob Clouston, applicant
Nick Gilman, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-0 (Commissioners Gregory and Peterson absent), to approve Planned Development 12-002 as presented.

2. FILE #: **TENTATIVE PARCEL MAP PR 11-0106**
APPLICATION: A request to consider an application to subdivide a 24.9 acre site into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Pacific Coast Survey & Design Group, Inc. on behalf of Vina Robles, Inc.
LOCATION: 3700 Mill Road
(APN: 025-701-003)

Opened Public Hearing.

Public Testimony: In favor: Bryce Dilger, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-0 (Commissioners Gregory and Peterson absent), to approve Tentative Parcel Map PR 11-0106 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. February 27, 2012
 - b. March 5, 2012
 - c. March 12, 2012

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Treach and passed 5-0 (Commissioners Gregory and Peterson absent), 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 report.
 - c. Airport Advisory Committee: Chairman Garcia provided report.
 - d. Measure T Bond Oversight Committee: No report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

No report.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. February 28, 2012

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

REVIEW OF CITY COUNCIL MEETING

- 6.
 - a. March 6, 2012
 - b. March 20, 2012

Commissioner Barth provided an overview of the March 6, 2012 meeting.
Commissioner Vanderlip provided an overview of the March 20, 2012 meeting.

PLANNING COMMISSIONERS' COMMENTS

- Chairman Garcia voiced concern with the lack of landscape maintenance on the northeast corner of Niblick and South River Road.

STAFF COMMENTS

- Ed Gallagher provided an update to the Olsen Beechwood Specific Plan.
- Ed Gallagher provided an overview of the 2nd City Council Recovery Workshop held on Saturday, March 24, 2012.

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, April 2, 2012 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, April 3, 2012 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, April 9, 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, April 10, 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.