

**PLANNING COMMISSION
MINUTES**

May 22, 2012

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

ABSENT: Holstine

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED – Item No. 3 is proposed to be tabled.

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 #: | CONDITIONAL USE PERMIT 12-006 |
| | APPLICATION: | A request to consider an application to construct a new second story garage addition to the existing detached garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application. |
| | APPLICANT: | Steve Gregory on behalf of Barbara Lane |

LOCATION: 1433 Olive Street
(APN: 008-311-012)

Commissioners Gregory and Vanderlip recused themselves. Commissioner Gregory sat in the audience and Commissioner Vanderlip left the hearing room.

Opened Public Hearing.

Public Testimony: In favor: Steve Gregory, Representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Barth, and passed 4-0-2-1 (Commissioners Gregory and Vanderlip abstained and Commissioner Holstine absent), to approve Conditional Use Permit 12-006 as presented.

Commissioner Vanderlip resumed his seat on the dais.

Commissioner Gregory left the hearing room.

2. FILE #: **CONDITIONAL USE PERMIT 12-005**
APPLICATION: A request to consider an application to construct a new two-story, 1,754 square foot detached garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jason Domingos
LOCATION: 321 – 13th Street
(APN: 009-031-020)

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 5-0-1-1 (Commissioner Gregory abstained and Commissioner Holstine absent), to continue the open public hearing for Conditional Use Permit 12-005 to the Planning Commission meeting of June 12, 2012 to allow additional time to address the second story setback requirement, submit a floor plan, address colors and roofing material and discuss alley improvements.

Commissioner Gregory resumed his seat on the dais.

The following item is a continued Open Public Hearing from the Planning Commission meeting of April 24, 2012 and proposed to be tabled.

- 3. FILE #: **TENTATIVE PARCEL MAP PR 12-0003**
- APPLICATION: To consider a request to subdivide a 7,000 square foot lot 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: Steve Holman
- LOCATION: 612 Olive Street
(APN: 009-192-013)

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

Action: A motion was made by Commissioner Treach, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Holstine absent), to table Tentative Parcel Map PR 12-0003 to allow the applicant to redesign the project to accommodate the required parking.

Closed Public Hearing.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. April 30, 2012
 - b. May 7, 2012

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

- 5. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Barth provided report including the Uptown Family Park project.
 - b. Main Street Program: No report.
 - c. Airport Advisory Committee: No report.
 - d. Measure T Bond Oversight Committee: No meeting.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT – No report.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. April 24, 2012

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Vanderlip and passed 4-0-2-1 (Commissioners Peterson and Treach abstained, Commissioner Holstine absent), to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

- 7. a. May 1, 2012
- b. May 15, 2012

No report for the May 1, 2012 meeting.
Commissioner Vanderlip provided an overview of the May 15, 2012 meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Vanderlip voiced concern of the impact of businesses due to the fencing for the Wine Festival.
- Chairman Garcia thanked Ed Gallagher for sharing the Good News notices.

STAFF COMMENTS

- Susan DeCarli reminded everyone that the Festival of the Arts will start on May 25, 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, June 4, 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, June 5, 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, June 11, 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, June 12, 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.