

**PLANNING COMMISSION
MINUTES**

August 14, 2012

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

ABSENT: Barth, Gregory

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

Planning Commission moved Item #3 to the top of the Agenda and Item #1 to the third position.

1. **FILE #:** **SPECIFIC PLAN AMENDMENT 12-002**
 APPLICATION: To conduct a semi-annual review of the Uptown/Town Centre Specific Plan and make a recommendation to the City Council to consider approval of amendments to the plan.

 APPLICANT: City of Paso Robles
 LOCATION: Generally located west of the Salinas River, east of Vine Street, and between 1st and 38th Streets.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner
Rick Jeffrey
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Peterson, and passed 5-0-2 (Commissioners Barth and Gregory absent), to recommend that the City Council approve the Negative Declaration as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Peterson, and passed 5-0-2 (Commissioners Barth and Gregory absent), to recommend that the City Council approve the amendment to the Uptown/Town Centre Specific Plan with the following changes:

- (1) Retain the following public improvement projects as long-range projects:
 - (a) Pedestrian bridge over Highway 101 at 12th Street;
 - (b) Equestrian underpass under Highway 101 at Pioneer Park;
 - (c) At-grade pedestrian railroad crossing at 28th Street.
- (2) Reset the standard for the size of a community room for a multi-family residential project with 32 or more units from 40 square feet per unit to 20 square feet per unit, provided that the minimum size for any community room would be 1,200 square feet.

2. FILE #: **CERTIFICATE OF APPROPRIATENESS
12-002, VARIANCE 12-001, OAK TREE
REMOVAL 12-009 AND WAIVER 12-002**

APPLICATION: To consider making recommendations to the City Council for the approval of the Certificate of Appropriateness, Variance, Oak Tree Removal and Waiver applications. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Brett VanSteenwyk
LOCATION: 1301 Chestnut Street
(APN: 009-021-023)

Opened Public Hearing.

Public Testimony: In favor: Brett VanSteenwyk, applicant
Dave Brown, architect

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Barth and Gregory absent), to recommend that the City Council approve the Certificate of Appropriateness and Variance 12-001 as presented.

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Barth and Gregory absent), to recommend that the City Council approve Waiver 12-002 as presented.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 5-0-2 (Commissioners Barth and Gregory absent), to recommend that the City Council approve Oak Tree Removal 12-009 as presented.

- 3. **FILE #:** **CONDITIONAL USE PERMIT 12-008**
- APPLICATION:** To consider an application to establish and operate a church within an existing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Newday Church
- LOCATION:** 530 12th Street
(APN: 009-093-061)

Staff explained that, since the staff report was prepared, it re-evaluated the parking requirements and determined that, as a “non-residential building” in the Uptown/Town Centre Specific Plan, the site was nonconforming regarding off-street parking, and that the church could occupy the building without any requirement to obtain additional parking spaces off-site. Staff added that (a) Condition #1 should be revised to delete the second half of the condition, which begins with “and approves the use of off-site parking...” and (b) Condition #3 should be deleted.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Barth and Gregory absent), to approve Conditional Use Permit 12-008 with the change to Condition #1 that deletes the second half of the condition, which begins with “and approves the use of off-site parking...” and the deletion of Condition #3.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. July 9, 2012
 - b. July 16, 2012
 - c. July 23, 2012
 - d. July 30, 2012
 - e. August 6, 2012

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

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

PLANNING COMMISSION MINUTES FOR APPROVAL

- 6. July 10, 2012

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

REVIEW OF CITY COUNCIL MEETING

- 7.
 - a. July 17, 2012
 - b. August 7, 2012

Commissioner Holstine provided an overview of the July 17th meeting.

Commissioner Peterson provided an overview of the August 7th meeting.

PLANNING COMMISSIONERS' COMMENTS

- The Planning Commission requested a report on the status of the account into which in-lieu payments for street improvement waivers were deposited and the procedures (if any) for prioritizing use of such funds.

STAFF COMMENTS

- Staff noted that there would be no PC meeting on August 28, 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 Joint Planning Commission/City Council Breakfast of Friday, August 17, 2012 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 20, 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, August 21, 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, August 27, 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, August 28, 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.