

**PLANNING COMMISSION
MINUTES**

September 11, 2012

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

ABSENT: Holstine

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. **General Plan Amendment 12-002 – Land Use Element**
E. Gallagher, Community Development Director

For the Planning Commission to make a recommendation to the City Council for a City-initiated amendment to amend the text of the General Plan’s Land Use Element to consider the following:

- a. Incorporating a vacancy rate in the calculation of population that will reside in the City at the time of “build-out” of all dwelling units authorized by the Land Use Element;

- b. Use an average household size calculated as the 30 year average reported by the U. S. Census Bureau instead of the average household size reported by the State Department of Finance in its 2005 population estimate;
- c. A variety of updates of text and tables that report the status of acreages of areas for various land uses, potential numbers of dwelling units, existing floor areas for commercial/industrial development;
- d. Several minor “clean up” updates throughout the Land Use Element.

Options:

- a. (1) Adopt the attached Resolution Approving a Negative Declaration for the general plan amendment;
- (2) Adopt the attached Resolution Adopting General Plan Amendment 12-002;
- b. Amend, modify, or reject the above options.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, Neil Olsen, Mike Harrod
 Opposed: None

Neither in favor nor opposed but expressing concerns and voicing questions: Kathy Barnett, Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Vanderlip, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council approve the Negative Declaration as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council approve the amendment to the General Plan Land Use Element with the following changes:

- (1) Eliminate the Oak Park Area Specific Plan from POLICY LU-2G;
- (2) Eliminate #2 and #3 from POLICY LU-2G;
- (3) Incorporate a 5% vacancy rate in the population calculations.

OTHER SCHEDULED MATTERS – NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 2. Development Review Committee Minutes (for approval):
 - a. August 13, 2012

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

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

PLANNING COMMISSION MINUTES FOR APPROVAL

- 4. August 14, 2012

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

REVIEW OF CITY COUNCIL MEETING

- 5.
 - a. August 21, 2012
 - b. September 4, 2012

No report for the August 21st meeting.

Chairman Garcia provided an overview of the September 4th meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach reported AC getting pushed up on 13th Street Bridges and 29th Street overpass.

- Commissioner Gregory reported timer issues with the 13th & Spring Street traffic signal.

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, September 17, 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, September 18, 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, September 21, 2012 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 24, 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, September 25, 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.