

**PLANNING COMMISSION
MINUTES**

November 13, 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

The following item is continued from the Planning Commission meeting of Tuesday, October 23, 2012.

1. **Conditional Use Permit 12-010 – NCI Affiliates, Inc.**
E. Gallagher, Community Development Director

For the Planning Commission to open the public hearing, continued from October 23, 2012, to consider an application filed by NCI Affiliates, Inc. to re-establish staff training programs and executive offices within the Chestnut House located at 1434 Chestnut Street.

Options:

- a. Adopt the resolution approving the proposed Conditional Use Permit 12-010, subject to standard and site specific conditions of approval;
- b. Amend, modify, or reject the above option.

Commissioners Gregory and Vanderlip recused themselves and left the hearing room.

Continued Opened Public Hearing.

Public Testimony: In favor: Mike Metcalf, applicant
 Opposed: None

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Gregory and Vanderlip abstained), to approve Conditional Use Permit 12-010 as presented.

Closed Public Hearing.

Commissioners Gregory and Vanderlip resumed their seats on the dais.

2. **Planned Development 12-006 – (Firestone Walker, LLC)**
 E. Gallagher, Community Development Director

For the Planning Commission to consider an application filed by Firestone Walker LLC, proposing to construct a new 40,000 square foot expansion building and a new surface parking lot at 1400 Ramada Drive.

Options:

- a. 1) Adopt the resolution approving a Mitigated Negative Declaration for Planned Development 12-006, subject to the mitigation measures identified in the resolution approving Planned Development 12-006;
- 2) Adopt the resolution approving Planned Development 12-006, allowing the construction and operation of the new 40,000 square foot building for Firestone Brewery, along with the new parking lot, subject to standard and site specific conditions;
- b. Amend, modify, or reject the above option.

Opened Public Hearing.

Public Testimony: In favor: Adam Firestone, applicant
Kathy Barnett
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0, to approve a Mitigated Negative Declaration for Planned Development 12-006 with the addition of two APCD conditions.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0, to approve Planned Development 12-006 as presented.

3. **General Plan Amendment 12-003 – Land Use, Circulation and Conservation Elements, Post-Construction Storm Water Management Policies**

E. Gallagher, Community Development Director

For the Planning Commission to make a recommendation to the City Council to initiate an amendment to the text of the Land Use, Circulation, and Conservation Elements of the General Plan to establish policies in support of on-site Low Impact Development post-construction storm water management.

Options:

- a. 1) By voice vote, recommend that the City Council adopt a resolution approving a Negative Declaration for General Plan Amendment 12-003;
- 2) By voice vote, recommend that the City Council adopt General Plan Amendment 12-003;
- b. Amend, modify, or reject the above option.

Opened Public Hearing.

Public Testimony: In favor: Kathy Barnett
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Gregory, and passed 7-0, to recommend that the City Council approve a Negative Declaration for General Plan Amendment 12-003 as presented.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Gregory, and passed 6-1 (Commissioner Holstine opposed, with the thought that the General Plan Amendment should come after regulations instead of before), to recommend that the City Council approve General Plan Amendment 12-003 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

4. Development Review Committee Minutes (for approval):
 - a. October 8, 2012
 - b. October 22, 2012
 - c. October 29, 2012

There was some discussion by Commissioner Peterson regarding DRC review and the determination of substantial conformance of changes to Vina Robles Amphitheatre and Ayres Hotel.

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

5. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Barth provided 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.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. October 23, 2012

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

REVIEW OF CITY COUNCIL MEETING

7. a. October 16, 2012
- b. November 6, 2012

No reports provided.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Barth voiced concern regarding parking on the corners at Firestone Brewery.
- Commissioner Barth reported the red paint is faded in front of the fire hydrant at the mini-storage on Ramada Drive.
- Commissioner Treach reported the new curb on the northwest corner of 12th & Spring Street is lifting up.
- Commissioner Peterson thanked everyone for their support.
- Commissioner Holstine voiced concern regarding the difficulty of doing anything because of the many regulations.
- Commissioner Gregory voiced concern regarding the impact on downtown businesses during street closures and requested a report on how many times the downtown streets are closed for events.
- Chairman Garcia would like to see more sign code enforcement.

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 Joint Planning Commission/City Council Breakfast of Friday, November 16, 2012 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 19, 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, November 20, 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, November 26, 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, November 27, 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.