

**PLANNING COMMISSION
MINUTES**

January 22, 2013

PLANNING COMMISSIONERS PRESENT: Barth, Garcia, Gregory, Holstine, Nash, Rollins, Vanderlip

ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Kathy Barnett suggested changes to the agenda format.

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 was continued from the Planning Commission meeting of September 25, 2012.

1. **Planned Development 12-005, Rezone 12-003 and Specific Plan Amendment 12-003 – Buena Vista Apartments-Arjun**
E. Gallagher, Community Development Director

For the Planning Commission to consider recommending that the City Council approve a project filed by Don Benson on behalf of Arjun Buena Vista Properties, LLC, proposing the following applications:

- **Rezone 12-003:** to change the existing R1-B4 (Residential Single-Family, 1 acre lot) zoning designation to R3 (Residential Multifamily 12-units per acre). The rezone to R3 would bring the zoning designation into compliance with the existing General Plan Land Use designation (RMF-12);
- **Specific Plan Amendment 12-003:** to amend the Borkey Area Specific Plan (BASP) to accommodate the multi-family residential project;
- **Development Plan 12-005:** development plan to construct 142 apartment units on 12.5 acres located on the south side of Experimental Station Road between Buena Vista and River Oaks Drive.

Options:

- a. 1) Recommend that the City Council adopt a Resolution approving a Mitigated Negative Declaration for the project;
- 2) Recommend that the City Council adopt Specific Plan Amendment 12-003, to amend the Borkey Area Specific Plan (BASP) to accommodate the multi-family residential project;
- 3) Recommend that the City Council adopt a Resolution approving Rezone 12-003, to change the existing R1-B4 (Residential Single-Family, 1 acre lot) zoning designation to R3 (Residential Multi-Family 12 units per acre). The rezone to R3 would bring the zoning designation into compliance with the existing General Plan Land Use designation (RMF-12).
- 4) Recommend that the City Council adopt a Resolution approving Development Plan 12-005, to review the project site planning, architectural design and details, and landscaping.
- b. Amend, modify, or reject the foregoing option.

Opened Public Hearing.

Public Testimony: In favor: Thom Jess, representative
Kathy Barnett

Opposed: Janice Nelson, via letter for the record
John Ressler, John Belsher, Peter Price,
Chris Iversen, Bruce Hanna, Jeff Wilshusen,
Sue Daniels, Steve Brooks

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 7-0, to recommend that the City Council adopt a Resolution to approve a Mitigated Negative Declaration for the project;

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 7-0, to recommend that the City Council adopt a Resolution to approve Rezone 12-003, to change the existing R-1,B-4 zoning designation to R-3;

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 7-0, to recommend that the City Council adopt Specific Plan 12-003 to amend the Borkey Area Specific Plan;

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 7-0, to recommend continuation of Development Plan 12-005 to a date to be determined so that the applicant can revise the project plan to include a mix of 2-story and 3-story units along Highway 46 and Experimental Station Road. Included in the motion were recommendations that the applicant meet with the neighbors and submit details (cross-sections and renderings) of the revised views and that the community room specifications are further discussed.

OTHER SCHEDULED MATTERS

2. **Recommendations for Council Goals**
E. Gallagher, Community Development Director

Actions:

Formulate suggested goals for City Council consideration at its public workshop.

Suggested goals as follows;

- To determine 2 or 3 quality of life projects to benefit the community at large. To be included: reopen Centennial Park Pool and build a pedestrian railroad crossing at 28th Street. (Commissioner Garcia and Chairman Vanderlip agreed about reopening the pool)
- Update the General Plan. (Commissioner Garcia)
- Development a Business Development Road Show to sell Paso Robles to non-tourism-related firms, preferably high-tech; consult with Randy Flamm on this. (Commissioners Garcia and Holstine)
- Allow people to develop second units on West Side lots with reduced development impact fees. (Commissioner Gregory and Chairman Vanderlip)

- Continue to develop tourism. (Commissioners Gregory and Holstine)
- Promote Downtown Business Development to keep the downtown vibrant and an economic generator for the community. (Chairman Vanderlip)
- Recruit/incentivize a grocery store for the West Side (Commissioner Barth)

3. **Appointment to Development Review Committee and Liaisons to Other Advisory Bodies**

E. Gallagher, Community Development Director

Actions:

- a. Appoint three commissioners and one alternate to serve on the DRC; and
- b. 1) Parks and Recreation Advisory Committee;
- 2) Main Street Board;
- 3) Airport Advisory Committee; and
- 4) School District Measure T Bond Oversight Committee.

Appointments as follows:

DRC: Commissioners Barth, Garcia and Gregory; alternate is Chairman Vanderlip.

Parks and Recreation Advisory Committee: Commissioner Nash; alternate is Commissioner Holstine.

Main Street Board: Commissioner Holstine; alternate is Commissioner Rollins.

Airport Advisory Committee: Commissioner Rollins; alternate is Chairman Vanderlip.

School District Measure T Bond Oversight Committee: Commissioner Gregory; alternate is Commissioner Garcia.

WRITTEN CORRESPONDENCE – Commissioners discussed the Mattheson Letter and the City’s letter responding to it. Commissioners expressed a desire that the Public Works Department make presentations to the Commission on the status of City Water and Sewer.

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. December 10, 2012
 - b. December 17, 2012
 - c. January 7, 2013
 - d. January 14, 2013

Action: A motion was made by Commissioner Holstine, 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: 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.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. December 11, 2012

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

REVIEW OF CITY COUNCIL MEETING

7.
 - a. December 18, 2012
 - b. January 15, 2013

Commissioner Holstine provided an overview of the December 18, 2012 meeting. Ed Gallagher provided an overview of the January 15, 2013 meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Garcia congratulated Chairman Vanderlip on his performance conducting his first meeting, especially given the complexity of the main item.
- Commissioner Garcia thanked staff for arranging the PC Reorganization Dinner.
- Commissioner Garcia welcomed the new Commissioners.
- Commissioner Barth noted that the roof on the stage at Vina Robles Amphitheatre generated a substantial amount of glare to westbound traffic on Highway 46 East and asked staff to look into whether some sort of anti-glare covering was to be installed.
- Commissioner Barth noted that the traffic signal at 13th Street and Riverside Avenue does not cycle properly, particularly for eastbound traffic.

STAFF COMMENTS

- Ed Gallagher noted that the City Attorney recommends that new commissioners attend the Ethics Training Workshop at the Planning Commission Academy, scheduled for 10:00 am on Wednesday, February 27, 2013.
- Ed Gallagher reminded Commissioners to submit their payment for their spouses/dates to attend the PC Reorganization Dinner.

- Ed Gallagher recommended the Commissioners check out the Planner's Web for articles on different planning topics. He suggested that the Commissioners may want to consider discussing an article now and then at a meeting as a form of training.

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, January 28, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Specific Plans Processing and Allotment of Additional Dwelling Units Public Workshop of Tuesday, January 29, 2013 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 4, 2013 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, February 5, 2013 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, February 11, 2013 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, February 12, 2013 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.