

**PLANNING COMMISSION
MINUTES**

April 9, 2013

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

ABSENT: Nash

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 - NONE

OTHER SCHEDULED MATTERS

1. **Allotment of Additional Dwelling Units and Specific Plans Processing**
E. Gallagher, Community Development Director

For the Planning Commissioners to make a recommendation to the City Council whether to allot up to 594 additional dwelling and revising priorities for preparing and amending Specific Plans (as currently set forth in Resolution 09-055).

Options:

- a. Recommend that the City Council adopt the attached Resolution Updating and Superseding Resolution 09-055 Regarding Providing Direction and Processing Priorities for Various Specific Planning Efforts;
- b. Amend, modify, or reject the above option.

Speakers: Dick Willhoit, Larry Werner, Neil Olsen, Jay Huebner, Janice Nelson, Lynne Gamble, Kathy Barnett

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 6-0-1 (Commissioner Nash absent) to recommend the following:

1. Make no allocation of any of the 594 units prior to completion of specific plans or amendments to existing specific plans and their attendant environmental documents.
2. Make processing of specific plans (and amendments thereto) a priority for the City.
3. Look for ways to increase the number of additional units beyond 594. For example, increase the vacancy rate to 6.2% to match the State/Federal vacancy rate, and/or make assumptions that many (more) properties will not develop to their maximum potential. (Parenthetically, I said “more” as General Plan Amendment 2005-001 included an assumption that 425 potential units scattered across a large number of parcels city-wide would not be built.)
4. City should take the initiative to evaluate the actual capacity of its infrastructure systems to see if they can support a greater population. For example, the water system is designed to accommodate a population of 44,000, but conservation efforts, including the landscaping ordinance are reportedly decreasing the amount of water used, and this should expand the system’s capacity to accommodate more population. (If the City does not “take the initiative” in this matter, the applicants’ EIR consultants would do this research at the applicants’ cost, although I suspect that staff will spend a considerable amount of time in this research effort, regardless of who initiates it.)
5. Authorize the hiring of contract planners if necessary to ensure specific plans are processed expeditiously.

WRITTEN CORRESPONDENCE – None

COMMITTEE REPORTS

- 2. Development Review Committee Minutes (for approval):
 - a. March 11, 2013

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

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

PLANNING COMMISSION MINUTES FOR APPROVAL

- 4. March 12, 2013

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

REVIEW OF CITY COUNCIL MEETING

- 5. a. March 19, 2013
- b. April 2, 2013

No review provided for the meeting of March 19, 2013.

Commissioner Rollins provided an overview for the meeting of April 2, 2013.

PLANNING COMMISSIONERS' COMMENTS - None

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, April 15, 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, April 16, 2013 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, April 19, 2013 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 22, 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, April 23, 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.