

**PLANNING COMMISSION  
MINUTES**

**June 25, 2013**

**PLANNING COMMISSIONERS PRESENT:** Barth, Holstine, Rollins, and Vanderlip

**ABSENT:** Garcia, Gregory, and 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

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1. **Tentative Parcel Map PR13-0042 – Ranch and Coast Properties**

E. Gallagher, Community Development Director

For the Planning Commission to consider approving an application filed by Ranch and Coast Properties (Tom Erskine) to divide a 172 acre POS-zoned parcel located on the east end of Wisteria Lane (APN 025-435-025) into two lots.

Darren Nash, Associate Planner, informed the Commission that the “Air Quality” box in the Initial Study, on Page 8 of the staff report had been checked in error. He added that the Commission needs to take a separate action to adopt a resolution to approve a Negative Declaration before approving the tentative parcel map.

Opened Public Hearing.

**Speakers:** Tom Erskine

Closed Public Hearing.

**Action:** A motion was made by Holstine, seconded by Commissioner Barth, and passed 4-0-3 (Commissioners Garcia, Gregory, and Nash absent), to adopt a Resolution approving a Negative Declaration for Tentative Parcel Map 13-0034, amending the Initial Study to uncheck the “Air Quality” box on Page 8.

**Action:** A motion was made by Holstine, seconded by Commissioner Barth, and passed 4-0-3 (Commissioners Garcia, Gregory, and Nash absent), to adopt a Resolution approving Tentative Parcel Map 13-0034 as presented.

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2. **Conditional Use Permit 12-007 and Amendment to Planned Development (PD) 05-012 – CG CNG, Inc.**

E. Gallagher, Community Development Director

For the Planning Commission to consider approving an application filed by CD CNG, Inc. (affiliated with Paso Robles Waste Disposal) to establish a compressed natural gas (CNG) card-lock fueling station and to amend the development plan for Industrial Tract 2594 to accommodate the proposed use and architecture. The site is located on Lot 14 of Tract 2594 – on the southwest corner of the outer ring of industrial lots on Combine Street; the site is also located at the eastern terminus of Wallace Drive (APN 025-437-014).

Commissioner Vanderlip announced that he had a conflict of interest with this item and recused himself, leaving the room. Commissioner Holstine acted as Chair Pro Tem. Ed Gallagher, Community Development Director noted that, since only three commissioners remained, a quorum was not present and the item would need to be continued to the Commission's meeting of July 9, 2013.

Opened Public Hearing.

**Speakers:** Ian Hoover

**Action:** A motion was made by Barth, seconded by Commissioner Holstine, and passed 3-0-4 (Commissioners Garcia, Gregory, Nash, and Vanderlip absent), to continue the public hearing to the Commission's meeting of July 9, 2013.

Commissioner Vanderlip reentered the room and resumed his seat.

3. **Time Extension for Planned Development (PD) 94-003 and Conditional Use Permit (CUP) 94-005 (BIH Management)**

E. Gallagher, Community Development Director

For the Planning Commission to consider approving a two-year time extension for the approval of a development plan and a conditional use permit to construct permanent buildings at The Links Golf Course at 5151 Jardine Road (APN 025-442-022, -023, and several lots on Assessor's Page 025-443).

Opened Public Hearing.

**Speakers:** Brandon Hindrichs

Closed Public Hearing.

**Action:** A motion was made by Commissioner Barth, seconded by Commissioner Holstine, and passed 4-0-3 (Commissioners Garcia, Gregory, and Nash absent), to adopt a Resolution to approve a two year time extension to continue operation of the Links Course and require that Phase 3 and 4 improvements be completed to the satisfaction of the City by May 10, 2015, with the requirement to update the DRC by May 10, 2014, on the ownership situation.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE** – None

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval)
  - a. May 20, 2013
  - b. June 3, 2013
  - c. June 10, 2013
  - d. June 17, 2013

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Rollins, and passed 4-0-3 (Commissioners Garcia, Gregory, and Nash absent), to approve all minutes 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: No report.
  - d. Measure T Bond Oversight Committee: No report.

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**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 6. May 28, 2013

**Action:** A motion was made by Commissioner Barth, seconded by Commissioner Holstine and passed 4-0-3 (Commissioners Garcia, Gregory, and Nash absent), to approve the Planning Commission minutes above as presented.

**REVIEW OF CITY COUNCIL MEETING**

- 7. June 4, 2013 Commissioner Barth provided an overview  
June 18, 2013 Ed Gallagher provided an overview.

## **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Rollins reported on his recent trip to Kellogg, Idaho and how it gave him an appreciation for how Paso Robles conducts planning.

Commissioner Holstine reported that a friend announced he was moving from Atascadero to Paso Robles because of our Downtown.

Commissioner Barth reported on the soft opening of the Vina Robles Amphitheatre.

## **STAFF COMMENTS**

Ed Gallagher announced that there would be no Planning Commission meeting on July 23.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, July 1, 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, July 2, 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, July 8, 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, July 9, 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.