

PLANNING COMMISSION MINUTES

July 9, 2013

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

ABSENT: Holstine and Nash

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Ed Gallagher explained that the notices for Item #4 specified the wrong date of the hearing. Consequently, the item will need to be continued.

PRESENTATIONS: None

1. **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 Gregory acted as Chair Pro Tem.

Opened Public Hearing.

Speakers: Ian Hoover, Kathy Barnett, Dale Gomer

Closed Public Hearing.

Action: A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 4-0-3 (Commissioners Holstine, Nash, and Vanderlip absent), to approve Conditional Use Permit 12-007 and an amendment to Planned Development 05-012 as presented in the staff report.

Commissioner Vanderlip reentered the room and resumed his seat.

2. **Planned Development (PD) 13-001 and Vesting Tentative Tract 3047 - Uptown Center/Rick Jeffrey**

For the Planning Commission to consider an application filed by Rick Jeffrey to subdivide a vacant 2-acre site (3328 Spring Street – former Paso Robles Ford site) to develop 28 single family homes, 14 residential condominium units, and 20,500 square feet of commercial space (APN 008-042-011).

Opened Public Hearing.

Speakers: Larry Werner, Peter Haddad, Mike Cussen, Kathy Barnett, Juan Ramirez, Sue Hubbard, Beatrice Espinoza, Chrissy Huntley

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Holstine and Nash absent), to approve Planned Development 13-001 and Vesting Tentative Tract 3047, making amendments to the Resolution to correct project description statistics in the recitals. The Commission also recommended that the applicant work with the City Engineer to extend angled parking in Spring Street to 32nd Street, if technically feasible, and either eliminate or relocate the curb extension shown on the plans at the south end of the angled parking. Any curb extensions determined to be necessary should be designed to minimize potential traffic conflicts and maximize their visibility, particularly at night.

3. **Conditional Use Permit (CUP) 13-001 – Brett Van Steenwyck**
E. Gallagher, Community Development Director

For the Planning Commission to consider an application filed Brett Van Steenwyck to establish a private parking lot in the downtown area, on the south side of Pine Street at 9th Street (APN: 009-156-008).

Opened Public Hearing.

Speakers: Mike Hodge, Kathy Barnett, Norma Moye, Mike Gibson

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 5-0-2 (Commissioners Holstine and Nash absent), to approve Conditional Use Permit 13-001, amending Condition #1 to specify that the term of approval would be five years.

4. **Time Extension for Tentative Tract 2611-2 (Centex Homes)**
E. Gallagher, Community Development Director

For the Planning Commission to consider a one-year time extension for the approval of a tentative tract to create 6 single-family residential lots on the east side of South River Road, between Serenade Drive and Charolais Road (APN 009-769-042).

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Holstine and Nash absent), to continue this hearing to a date uncertain.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – None

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval)
 - a. June 24, 2013
 - b. July 1, 2013

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 4-0-3 (Commissioners Holstine and Nash absent), to approve all minutes as presented, except that the minutes for the July 1 DRC meeting would be corrected to replace “coved porch” (in the Action) with “covered porch”.

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

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. May 28, 2013

Action: A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 5-0-2 (Commissioners Holstine and Nash absent), to approve the Planning Commission minutes as presented.

REVIEW OF CITY COUNCIL MEETING

- 6. July 2, 2013 Ed Gallagher provided an overview

PLANNING COMMISSIONERS' COMMENTS

Commissioner Garcia requested that the City post the street maintenance plan on the City's website.

Commissioner Barth reported that he had observed the use of lasers at the Vina Robles Amphitheatre and asked if anyone was monitoring their use as it may interfere with Airport operations.

Commissioner Gregory reported that the intersection of 6th and Park Streets was dangerous to pedestrians given the constant traffic to and from the Post Office. He suggested that a crosswalk and maybe LED-lighted system be installed there.

STAFF COMMENTS

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

Susan DeCarli announced that SLOCOG would host a public workshop on the Salinas River Trail Plan on Monday, July 15, in the Council Chambers at 6:00 pm.

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 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, July 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, July 19, 2013 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 22, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 29, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 5, 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, August 6, 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, August 12, 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, August 13, 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.