

PLANNING COMMISSION MINUTES
August 27, 2013

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

ABSENT: Holstine

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

PUBLIC HEARINGS

1. General Plan Amendment 2013-001 and Prezone 13-001

The Commission agreed to postpone this matter until later in the meeting in order that Commissioner Holstine might arrive and participate.

2. Specific Plan Amendment 2013-002 – Uptown/Town Centre Specific Plan

For the Planning Commission to formulate a recommendation to the City Council to consider an application initiated by the City of Paso Robles to amend the Uptown/Town Centre Specific Plan to include several “clean up” changes to Chapters 1-3 to conform with prior amendments to this specific plan and to make several amendments to the zoning regulations in Chapter 5.

Opened Public Hearing.

Speakers: Kathy Tucker, Ken Nagahara, Kathy Barnett, Larry Werner

Closed Public Hearing.

Action:

- a. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council approve a Negative Declaration for Specific Plan Amendment 13-002.
- b. A series of straw votes was taken on components of the specific plan amendment as follows:

- (1) Carwashes in the TC-1 Zone: Commissioners voted 4-2 to recommend that carwashes not be permitted in the TC-1 Zone. (Commissioners Barth and Gregory dissented.)
- (2) Residential Care Facilities for the Elderly in the TC-1 Zone: Commissioners voted 5-1 to recommend that Residential Care Facilities for the Elderly be permitted as conditional uses in the TC-1 Zone. (Commissioner Vanderlip dissented.)
- (3) Hotels: Exceptions to height limits and other zoning standards: Commissioners voted 6-0 to recommend that hotels located in the TC-2 Zone and south of 4th Street be allowed exceptions to building standards for flex block and flex shed buildings that limit heights to 4 stories, limit floor areas of upper floors, limit the length of buildings, and require certain limited building frontage types.
- (4) Open space for single dwellings: Commissioners voted 6-0 to recommend that open space for single dwellings be reduced to 300 square feet per unit.
- (5) Roofing materials: Commissioners voted 6-0 to recommend that the Development Review Committee be authorized to allow metal roofs and alternative roofing materials.
- (6) All other proposed amendment to the specific plan: Commissioners voted 6-0 to recommend that all other proposed amendments be approved as presented.

A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council adopt the attached resolution amending the Uptown/Town Centre Specific Plan to amend the Uptown/Town Centre Specific Plan as presented, excepting the amendment to allow carwashes in the TC-1 Zone.

3. Amendment to Planned Development 06-012 – Paso Robles Athletic Club

For the Planning Commission to consider an application filed by California Athletic Club to expand the Paso Robles Athletic Club in two phases: (1) a new 15,600 square foot building to house batting cages and a fitness center and (2) a new 6,400 square foot building with a restaurant/sports bar and digital golf stations. The Athletic Club is located at 2975 Union Road (APN: 025-371-019).

Opened Public Hearing.

Speakers: Rex Ruskauff, Kathy Barnett

Closed Public Hearing.

Action:

A motion was made by Commissioner Garcia, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Holstine absent), to adopt a resolution to approve an amendment to Planned Development 06-012 as presented.

4. Conditional Use Permit (CUP) 13-004 – First Transit

Commissioner Gregory stepped down and left the room.

For the Planning Commission to consider an application filed by First Transit to operate a transit bus fleet maintenance facility within an existing building at 2919 Union Road (APN: 025-403-045).

Opened Public Hearing.

Speakers: None

Closed Public Hearing.

Action:

A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 5-0-2 (Commissioners Gregory and Holstine absent), to adopt a resolution to approve Conditional Use Permit 13-004 as presented.

5. Miscellaneous 13-002 – Planning Commission Interpretation of Setback Requirements (Dennis Ivans)

Commissioner Gregory remained absent for this item.

For the Planning Commission to consider a request filed by Dennis Ivans to allow for a reduction in front yard setback in the R-1 Zone, as provided by Section 21.16E.220, at 70 Fresno Street (APN 009-071-034).

Opened Public Hearing.

Speaker: Dennis Ivans

Closed Public Hearing.

Action:

A motion was made by Commissioner Barth, seconded by Commissioner Nash, and passed 5-0-2 (Commissioners Gregory and Holstine absent), to approve a reduction in the front yard setback in the R-1 Zone at 70 Fresno Street.

1. **General Plan Amendment 2013-001 and Prezone 13-001**

Commissioner Gregory resumed his seat.

For the Planning Commission to formulate a recommendation to the City Council to consider applications initiated by the City of Paso Robles to make the following changes to the Land Use Element's Land Use Map (Figure LU-6) and Sphere of Influence Map (Figure LU-1) and to Prezone a 1.4 acre parcel:

- a. Amend Figure LU-6 to redesignate 60 lots developed with urban uses located in the historic downtown (between Vine Street and the UP Railroad and between 10th and 21st Streets, to make their land use designations more-closely conform to zoning applied by the Uptown/Town Centre Specific Plan.
- b. Amend Figure LU-6 to remove the Chandler Ranch Specific Plan Overlay Land Use Designation from two adjacent properties (15 and 17 acres) located north side of Union Road at the eastern boundary of the City.
- c. Amend Figure LU-6 to pre-designate a 1.4 acre parcel, located on the western City boundary, south of Pacific Avenue for Residential Single Family, 4 units per acre (RSF-4) land use. Prezone 13-003 will establish R-1 zoning on the 1.4 acre parcel to match the existing zoning of adjacent parcels within City limits.
- d. Amend Figure LU-1 to show the Sphere of Influence Boundaries as updated by LAFCO on February 21, 2013.

The Commission noted that Commissioners Barth, Gregory, and Vanderlip had conflicts of interest for component "a" and decided to hear testimony on components "b", "c", and "d" first.

Opened Public Hearing.

Speakers: Larry Werner

Closed Public Hearing.

A series of straw votes was taken on components of the specific plan amendment as follows

Component "b": Commissioners voted 6-0 to recommend that two parcels located on the north side of Union Road be removed from the Chandler Ranch Area Specific Plan.

Component "c": Commissioners voted 6-0 to recommend that the 1.4 acre parcel located south of Pacific Avenue at Merryhill Road be designated RSF-4 and Prezoned R-1.

Component “d”: Commissioners voted 6-0 to recommend that Figure LU-1 be revised to show the new Sphere of Influence Boundaries as adopted by LAFCO on February 21, 2013.

Component “a”

Commissioners Barth, Gregory, and Vanderlip stepped down and left the room. Commissioner Garcia assumed the duties as interim chair.

Opened Public Hearing.

Speakers: None

Closed Public Hearing.

A straw vote was taken on component “a”. Commissioners present voted 3-0 to approve this component as presented.

Commissioners Barth, Gregory, and Vanderlip resumed their seats.

Action:

- a. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council approve a Negative Declaration for General Plan Amendment 2013-001.
- b. A motion was made by Commissioner Gregory, seconded by Commissioner Rollins, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council approve components “b”, “c”, and “d” as presented.
- c. A motion was made by Commissioner Garcia, seconded by Commissioner Rollins, and passed 3-0-3-1 (Commissioner Commissioners Barth, Gregory, and Vanderlip abstaining and Commissioner Holstine absent), to recommend that the City Council approve component “a” as presented.
- d. A motion was made by Commissioner Gregory, seconded by Commissioner Rollins, and passed 6-0-1 (Commissioner Holstine absent), to recommend that the City Council adopt an ordinance to Prezone the 1.4 acre parcel south of Pacific Avenue at Merryhill Road R-1

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval)
 - a. July 15, 2013
 - b. July 22, 2013
 - c. July 29, 2013
 - d. August 5, 2013
 - e. August 12, 2013

Action: A motion was made by Commissioner Barth, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Holstine absent), to approve all minutes as presented.

- 7. 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

- 8. July 9, 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 MEETINGS

- 9. July 16, 2013: Reviewed by Commissioner Rollins
 August 6, 2013: Reviewed by Commissioner Vanderlip
 August 20, 2013: Reviewed by Commissioner Barth

PLANNING COMMISSIONERS' COMMENTS

Commissioner Garcia encouraged commissioners to become familiar with and participate in the forthcoming events in 2014 for the City's 125th Anniversary.

STAFF COMMENTS

None

ADJOURNMENT to the City Council Meeting of Tuesday, September 3, 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, September 9, 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, September 10, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;