

***PLANNING COMMISSION MINUTES***  
**January 14, 2014**

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

**ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** John Hamm distributed City lapel pins.

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None

**PUBLIC HEARINGS**

**1. Planned Development 13-003 (Oxford Suites)**

For the Planning Commission to consider an application filed by Mark Smuland on behalf of Oxford Suites to construct a 5-story, 127 room hotel at the southeast corner of 4<sup>th</sup> and Pine Street.

Open Public Hearing.

***Speakers:*** Mark Smuland, Curt Baney, Edwin Wadson, Kathy Barnett, Matt Masia, John Hamm

Closed Public Hearing.

***Action:***

a. 1. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 7-0-0 to recommend that the City Council adopt a Resolution approving a Mitigated Negative Declaration for the project.

2. A motion was made by Commissioner Gregory, seconded by Commissioner Nash, and passed 7-0-0 to adopt the attached Resolution approving Planned Development 13-003, allowing for the construction of the 5-story 127 room hotel, with the omission of Condition No. 9 related to street dedication, the addition of mitigation measures MMAQ-2 and MMGHG-4, and minor corrections to mitigation measures MMGHG-1, MGHG-2, MMGHG-3 and MGHG-4.

- b. A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 7-0-0 to direct staff to send a letter to the City Council and the Public Works Department regarding underpass safety and traffic concerns.

**2. Conditional Use Permit 13-006 (Tucker)**

For the Planning Commission to consider an application for a Conditional Use Permit filed by Nick Gilman on behalf of Tucker Family Trust, proposing to construct a new 15 bed residential care facility for the elderly.

This project is categorically exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement the California Environmental Quality Act.

Open Public Hearing.

**Speakers:** Nick Gilman, Kathy Tucker, Kathy Barnett, Jim Toomer

Closed Public Hearing.

**Action:**

A motion was made by Commissioner Holstine, seconded by Commissioner Gregory, and passed 7-0-0 to adopt the attached Resolution approving Conditional Use Permit 13-006, allowing for the development and operation of the 15 bed residential care facility, with the approval to construct 11 parking spaces, subject to the site specific and standard conditions of approval.

**3. Miscellaneous 13-003 – Code Interpretation (Runnels)**

Request by Rick Runnels for the Planning Commission to make an interpretation that retail and personal/business support uses are allowed for his multi-tenant building in the T-3F Zone located at 1740 Spring Street (APN: 008-285-001).

Open Public Hearing.

**Speakers:** Rick Runnels

Closed Public Hearing.

**Action:**

- a. A motion was made by Commissioner Gregory, seconded by Commissioner Holstine, and passed 7-0-0, by voice vote, to , allow the uses listed within the Personal and Business Support Services section, and Retail Sales section listed in

Table 5.3-1 of the Uptown Town Center Specific Plan, for the existing commercial building located at 1740 Spring Street, based on the building having been originally built as a multi-tenant commercial building that has had a variety of retail commercial and office related uses in the past.

**4. 2014 Update to the City’s Rules and Regulations for Implementing California Environmental Quality Act (CEQA)**

For the Planning Commission to consider and recommend that the City Council approve the draft 2014 Update to the City’s Rules and Regulations for Implementing the California Environmental Quality Act (CEQA).

Commissioner Gregory left the room.

Open Public Hearing.

*Speakers:* Dick Willhoit

Closed Public Hearing.

Commissioner Gregory returned to his seat.

***Action:***

A motion was made by Commissioner Vanderlip, seconded by Commissioner Barth, and passed 6-0-1 (Commissioner Gregory Abstained) to reject the attached resolution approving the 2014 Update to the Rules and Regulations for Implementation of CEQA. Planning Commission found that the proposed amendment was not applicable to the present situation and that the current Urban Water Management Plan contains sufficient information to address all current applications for general plan amendments.

Commissioner Nash left the Meeting.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE – NONE**

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval)
  - a. December 9, 2013
  - b. December 16, 2013

***Action:***

A motion was made by Commissioner Holstine, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Nash Absent) to approve the DRC minutes as presented.

- c. December 23, 2013 – The meeting had been cancelled and was posted on Agenda in error.
- d. December 30, 2013 – The meeting had been cancelled and was posted on Agenda in error.
- e. January 6, 2014 – Minutes not available at time of meeting.
- f. January 13, 2014 - Minutes not available at time of meeting.

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

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**PLANNING COMMISSION MINUTES FOR APPROVAL**

December 10, 2013

***Action:***

A motion was made by Commissioner Holstine, seconded by Commissioner Gregory and passed 6-0-1 (Commissioner Nash Absent) to approve the Planning Commission minutes as presented.

**REVIEW OF CITY COUNCIL MEETINGS**

- a. November 19, 2013 – Commissioner Vanderlip

b. December 3, 2013 – Commissioner Barth

**PLANNING COMMISSIONERS' COMMENTS**

Commissioner Garcia requested that staff initiate enforcement on two flashing signs in downtown.

**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/planningcommission/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 Joint Planning Commission/City Council Breakfast of Friday, January 17, 2014 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the City Council Meeting of Tuesday, January 21, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Development Review Committee Meeting of Monday January 27, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Planning Commission Meeting, January 28, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.