

PLANNING COMMISSION MINUTES
April 22, 2014

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

ABSENT: None

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. Conditional Use Permit 13-005 – Wilcox Ranch

For the Planning Commission to consider a request filed by Aaron P. Johnson, on behalf of Wilcox Ranch, LP, to establish an equestrian facility located at 1448 Fontana Road; which would include the following activities:

Equestrian Riding Lessons: Providing western horseback riding lessons for youth;

Horse Keeping: The request to board up to 40 horses on site, some of which are the trainers' personal use and most of which are used for the equestrian riding lessons.

Open Public Hearing.

Speakers in favor: Aaron Johnson, Don Campbell, Sami Jo Morisoli, John Orradre, Jim Wilcox

Speakers in opposition: Kathy Barnett, Nancy Langjahr, Larry Clark, Jan Clark, Marcia Hixon, Pat Martin, Chuck Roudebush, Joe Neynaber, Frank Miccoli

Closed Public Hearing.

Action:

- A. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-1-0 (Commissioner Cooper disagreed) to adopt a Resolution approving a Mitigated Negative Declaration.
- B. A motion was made by Commissioner Gregory, seconded by Commissioner Rollins, and passed 7-0-0 to adopt the attached Resolution approving CUP 13-005, including the establishment of an equestrian facility and horse keeping, subject to the amended standard and site specific conditions of approval listed below:
 1. Amended Condition #3 to (a) change the name of the plan from “Dust Control Plan” to “Conditional Use Permit Implementation Plan;” (b) replace Community Development Director with Development Review Committee; (c) change 60 days to 30 days.
 2. Add a condition to limit approval of the CUP to 5 years, with provisions for extensions beyond 5 years.
 3. Add the conditions recommended by APCD if the drive and parking areas are not paved.
 4. Plant a shrub barrier along the 100 foot setback in Pen No. 1, which may wrap around the west side of the horse trailer parking area.
 5. Add signs on the driveway setting a speed limit (10-15 mph) and listing contact names and phone numbers for the business.
 6. Add dust binding measures at the corner of the driveway from the end of pavement south 30 feet.

2. Conditional Use Permit 14-004 - Armstrong

For the Planning Commission to consider an application filed by Jay and Nancy Armstrong, to construct a 1,146 square foot expansion to an existing 876 square foot detached garage located at 734 Pino Way.

Open Public Hearing.

Speakers: Jay Armstrong

Closed Public Hearing.

Action:

A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 7-0-0 to adopt the attached resolution approving the proposed Conditional Use Permit 14-004.

3. Water Supply Presentation

For the City to give a Water Supply presentation to the Planning Commission
Open Public Hearing.

Open Public Hearing.

Speakers: Kathy Barnett

Closed Public Hearing.

Action:

A motion was made by Commissioner Vanderlip, seconded by Commissioner Rollins, and passed 7-0-0 to receive and file the report.

4. Parameters for Time Extensions

For the City to give a presentation to the Planning Commission regarding parameters
for actions for time extension applications.

Open Public Hearing.

Speakers: None

Closed Public Hearing.

Action:

A motion was made and passed 7-0-0 to receive and file the report.

OTHER SCHEDULED MATTERS – NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

5. Development Review Committee Minutes (for approval)

a. March 31, 2014

- b. April 7, 2014
- c. April 14, 2014

6. Planning Commission Minutes (for approval)

April 8, 2014

Action:

A motion was made by Commissioner Vanderlip and Seconded by Commissioner Garcia and passed 7-0-0 to approve the DRC minutes. Planning Commission Minutes were approved with one change to Item #3: the speakers in favor and speakers in opposition were mistakenly reversed and needed to be corrected.

7. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Cooper
- b. Main Street Program: Commissioner Rollins
- c. Airport Advisory Committee: No Report

REVIEW OF CITY COUNCIL MEETINGS

April 15, 2014: Reviewed by Commissioner Garcia

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 28, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 5, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, May 6, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Entrada de Paso Robles site visit of Wednesday, May 7, 2014 at 10:30a.m. at Hunter Ranch Golf Course, 4041 State Route 46 West, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 12, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, May 13, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.