

**PLANNING COMMISSION MINUTES**  
**September 9, 2014**

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

**ABSENT:** Cooper

**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 14-010 – Peterson Home Restoration**

For the Planning Commission to consider a Conditional Use Permit to allow restoration and remodeling of an existing non-conforming, fire-damaged home, located at 531 Bonita Avenue.

Open Public Hearing.

*Speakers in Favor:* Joel Peterson, Dale Gustin, Gary Peterson

*Speakers with Questions:* Kathy Barnett

Closed Public Hearing.

***Action:***

- A.** A motion was made by Commissioner Gregory, seconded by Commissioner Garcia and passed 6-0-1 (Commissioner Cooper absent) to adopt the attached Resolution approving Conditional Use Permit 14-010, to allow reconstruction of a non-conforming structure, and approval of a modification to applicable development standards for parking location.

2. **Tract 3060 – The Elms**

For the Planning Commission to consider the applicant’s request to subdivide an approximate 6.39 – acre site into 14 single-family residential lots, within the Union/46 Specific Plan Area. The subject property is located at 1644 Kleck Road.

Open Public Hearing.

***Speakers in Favor:*** Kristy Gabler

***Speakers in Opposition/Question:*** Dale Gustin, Don Scrivner, Dave Padolsky, Kurry Wannagat, Ron Wannagat, Richard Simpson, Janet Luis, Kathy Barnett

Closed Public Hearing.

***Action:***

- A. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia and passed 6-0-1 (Commissioner Cooper absent) to adopt the attached Resolution granting approval of Vesting Tentative Tract Map 3060 and approve the new street name of Theresa Lane, subject to standard and site specific development changes to condition #13 and addition of conditions #17, #18 and #19 as noted below:

#13. Add a sentence to read: “Applicant shall relocate the water meter for the Simpson property to the new street and reconnect the water service.”

#17. Maintenance of shared driveways – Prior to the recording of the final map for Phase II, private driveway maintenance agreements shall be recorded between the lots that benefit from the specific driveway.

#18. Biological Report – The applicant shall conduct a pre-construction biological resource survey to determine if there are any protected species present. If any protected species are found on the site, the project biologist shall identify and implement measures necessary to reduce impacts, in accordance with applicable State and/or Federal regulations (e.g. Endangered Species Act).

#19. Vehicular and service/utility access to existing residences shall be maintained throughout development of the tract.

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**OTHER SCHEDULED MATTERS** – NONE

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**WRITTEN CORRESPONDENCE – NONE**

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**CONSENT CALENDAR**

- 3. Development Review Committee Minutes (for approval)

August 25, 2014

- 4. Planning Commission Minutes (for approval)

August 26, 2014

***Action:***

A motion was made by the Commissioner Gregory, seconded by Commissioner Garcia and passed 6-0-1 (Commissioner Cooper absent) to approve items #3 and 4 as presented.

- 5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: None
  - b. Main Street Program: Rollins
  - c. Airport Advisory Committee: Donaldson

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**REVIEW OF CITY COUNCIL MEETINGS**

September 2, 2014: Commissioner Donaldson

**PLANNING COMMISSIONERS' COMMENTS –**

Commissioner Vanderlip and Commissioner Barth requested that the Water Engineer attend Planning Commission meetings at which water may be an issue – such as tracts or major commercial buildings. Commissioner Gregory said that, in lieu of attending the meeting, the Water Engineer could provide a one-page status report on the water situation.

## **STAFF COMMENTS –**

Susan DeCarli announced that there would be a SLO County Bike Coalition mixer at Best Bike Zone at 712 Paso Robles Street on Monday, September 22 from 6:00-9:00pm.

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 Oak Park Grand Opening of Friday, September 12, 2014 at 10:00 am at Oak Park Public Housing, 3201 Pine Street, Paso Robles;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, September 15, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the City Council Meeting of Tuesday, September 16, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast of Friday, September 19, 2014 at 7:00 am at Touch of Paso, 1414 Pine Street, Paso Robles;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, September 22, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

**subsequent adjournment** to the Bike Coalition Mixer of Monday, September 22, 2014 from 6:00-9:00 pm at Best Bike Zone, 712 Paso Robles Street, Paso Robles;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, September 23, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.