

PLANNING COMMISSION MINUTES
November 25, 2014

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

ABSENT: Cooper and Rollins

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 14-013

For the Planning Commission to consider an application filed by Jerry Reeves for a Conditional Use Permit to allow the construction of a 940 square foot detached accessory building that would exceed 15-feet in height, located at 1718 Stillwater Court.

Open Public Hearing.

Speakers in Favor: Jerry Reeves (applicant)

Speakers with Questions: Kathy Barnett

Closed Public Hearing.

Action:

- A. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia and passed 5-0-2 (Commissioners Cooper and Rollins absent) adopt the attached resolution approving the proposed Conditional Use Permit 14-013; subject to standard and site specific conditions of approval.

2. Tentative Parcel Map PR 14-0027

For the Planning Commission to consider an application filed by Bill Ridino to subdivide an existing 36,000 square foot lot into two approximate 18,000 square foot lots for single family residential construction. The site is located between James Street and Blackburn Street, east of Grove Street.

Open Public Hearing.

Speakers with Questions: Alan Young

Closed Public Hearing.

Action:

- A. A motion was made by Commissioner Vanderlip, seconded by Commissioner Gregory and passed 5-0-2 (Commissioners Cooper and Rollins absent) to adopt the attached Resolution approving Tentative Parcel Map PR 14-0027; Subject to findings and standard and site specific conditions, and amending condition #6 to add “and Fire Marshal” to the end of the condition.

3. Tentative Parcel Map PR 13-0068

For the Planning Commission to consider an application for a Tentative Parcel Map to create four lots through the subdivision of an existing parcel into three lots, and inclusion of an adjacent parcel from a previous tract through the adjustment of a lot line. The site is located south west of the intersection of Pacific Avenue and Merryhill Road.

Open Public Hearing.

Speakers: Larry Werner

Closed Public Hearing.

Action:

- A. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia and passed 5-0-2 (Commissioners Cooper and Rollins absent) to adopt the attached Resolution, approving Tentative Parcel Map PR 13-0068 subject to findings and standard and site specific conditions; as well as the following changes:

1. Delete Finding #9 from Resolution.
2. In the Standard Conditions, Check items #A-4, B-1, and B-3; uncheck items #A-5, A-6, A-8, A-10, A-11, A-12 and A-14.

OTHER SCHEDULED MATTERS –

Building Division announces a Building Plan Check Audit Workshop to be held on December 3, 2014 from 6:00-8:00pm in the City Hall Council Chambers located at 1000 Spring Street, Paso Robles.

WRITTEN CORRESPONDENCE –

Ed Gallaher reported that Habitat for Humanity had provided all commissioners and staff with a letter dated November 13, 2014 informing the Commission that it was unable to assemble a financing portfolio to pursue development of their 9 unit residential project in the 2900 Block of Vine Street. Commissioner Vanderlip suggested that the Planning Commission form an ad hoc committee to prepare a letter from the Planning Commission to the City Council to address housing affordability constraints for all income levels. It was the consensus of the Commission to have the formation of such an ad hoc committee placed on the next Planning Commission Agenda.

CONSENT CALENDAR

4. Development Review Committee Minutes (for approval)

October 20, 2014
 October 27, 2014
 November 3, 2014
 November 10, 2014

5. Planning Commission Minutes (for approval)

October 28, 2014

Action:

A motion was made by the Commissioner Gregory, seconded by Commissioner Vanderlip and passed 5-0-2 (Commissioners Cooper and Rollins absent) to approve items #4 and 5 as presented.

6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: None
 - b. Main Street Program: Commissioner None
 - c. Airport Advisory Committee: None

REVIEW OF CITY COUNCIL MEETINGS

November 4, 2014: Commissioner Barth
 November 18, 2014: Commissioner Garcia

PLANNING COMMISSIONERS' COMMENTS –

Commissioners thanked Ed Gallagher for his many years of service to the City.

STAFF COMMENTS –

Ed Gallagher expressed his appreciation and thanks for working with such a wonderful City and its Planning Commission and City Council over 30 years.

Darren Nash expressed his appreciation and thanks for working with and being mentored by Ed Gallagher.

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, December 1, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, December 2, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Building Division Plan Check Audit Workshop of Wednesday, December 3, 2014 at 6:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 8, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, December 9, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.



Habitat
for Humanity®
for San Luis Obispo County

*Building Homes.
Building Communities.
Building Hope.*

November 13, 2014

Vince Vanderlip, Chairman
Planning Commission
City of Paso Robles
1000 Spring St.
Paso Robles, CA 93446

Dear Chairman Vanderlip,

On behalf of the staff and Board of Directors of Habitat for Humanity for San Luis Obispo County, we are writing to thank you for the advice and support you provided for our Vine St. development. Your appreciation of what we were working to achieve and the families we hoped to serve was deeply heartening. It is always a pleasure to be able to work with others who understand Habitat and what our mission is.

The decision to not pursue the project was an extremely difficult and sad one for the Board and staff. Despite our best efforts, finding funding for the project was challenging. The decision by HCD to consider the CalHome funding that we received from the City not as property purchase funding, but as first time homebuyer assistance funding was a serious setback. It eliminated our opportunity to apply for CalHome funding for the project. In addition, competition for HOME grant funding was rigorous and only one grant would be awarded. We were considering pursuing the USDA 502 application program but even if we were accepted into that program the only way we would have adequate funding to complete the project was if we received the HOME grant or the City waived all the fees for the project. Based on our calculations fees we would have had to pay would have been \$75,000 - \$85,000 per house. This is equal to one-third to one-half of the budget for the project. The City had originally awarded us a grant of \$275,000 from its RDA funds to help cover these fees, but the agreement was not considered an enforceable obligation by the State and the funds were lost. However, while those funds would have helped cover the cost of the fees, it would still have been almost \$500,000 short of covering that cost.

The Board and staff reviewed every avenue to determine whether we could find a way to fund the project, but ultimately was unable to find additional funding opportunities we could pursue. We are extremely disappointed that this project is not going to be built. ~~We worked hard to make it an appealing and attractive Habitat~~ community and were very happy to be building in Paso again. We will be continuing our home preservation and neighborhood revitalization programs in Paso, especially in the Sierra Bonita Village Senior Community. Our hope is that we will again build new homes in Paso Robles in the future. We may not have been able to pursue this project, but we definitely see Paso as one of the places where we wish to build affordable housing.

Again, thank you for your support and kind words for our Vine St. project. If you have any questions, you can reach us at 805-782-0687 or by email at ceo@hfhsloco.org.

In Partnership,


Julia K. Ogden
Chief Executive Officer


Fred Potthast
Chair, Board of Directors

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