

PLANNING COMMISSION MINUTES
April 28, 2015

PLANNING COMMISSIONERS PRESENT: Vanderlip, Rollins, Barth, Burgett, Cooper and Donaldson

ABSENT: Brennan

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Agenda Item #1 for SPA 14-014 (Lucky Luke's Food / Little Caesar's) was moved to item #3 per applicants request.

PRESENTATIONS: None

PUBLIC HEARINGS

1. Planned Development 14-005 – San Antonio Winery, Inc.

For the Planning Commission to consider a Development Plan application filed by Kirk Consulting, on behalf of San Antonio Winery, Inc., proposing to construct an approximate 126,000 square foot wine production facility at the northwest corner of Wisteria Lane and Danley Court.

Open Public Hearing.

Speakers: Mandi Pickers and Steve Rabbio (applicants), Dale Gustin, Bob Brown

Closed Public Hearing.

Action:

- A.** A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-0-1 (Commissioner Brennan absent) to adopt a Resolution approving a Mitigated Negative Declaration for PD 14-005 subject to the addition of the following to condition #7:
 - 1. "Prior to the beginning of harvest activities, a neighborhood notice shall be provided to all property owners/tenants within 300-feet of the San Antonio Winery site indicating the duration in which

harvest activities occur, include a brief description of the types of activities that will take place outdoors, and provide contact information for the on-site manager, including a contact phone number for the manager.

- B. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 6-0-1 (Commissioner Brennan absent) to adopt a Resolution approving Planned Development 14-005, allowing the construction and operation of the new 126,000 square foot facility for San Antonio Winery, and allow for height exceptions for the cupola to be 53-feet tall and the roof monitors to be 56-feet tall, subject to standard and site specific conditions of approval, as well as, revisions to the loading dock.

2. **General Plan Amendment 14-002, Rezone 14-001, Specific Plan Amendment 14-002, Conditional Use Permit 14-006 and Planned Development 14-003 – San Antonio Winery, Inc.**

For the Planning Commission to consider an application filed by Kirk Consulting, on behalf of San Antonio Winery, requesting to expand the existing use of the property (e.g. wine tasting room), and add approximately 12,000 square feet of new development; including, a restaurant, 3 boutique retail spaces, 3 townhouse-style residential units above the retail spaces, and 1 single-family residence. The project location is 2610 State Route 46; the southwest corner of Buena Vista Dr. and Highway 46 East.

Open Public Hearing.

Speakers: Mandi Pickens (applicant), Katie Banister, Steve Rabbio, Dale Gustin

Closed Public Hearing.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and was passed 5-1-1 (Commissioner Brennan absent and Commissioner Rollins in favor) to recommend that City Council deny a Mitigated Negative Declaration because the MND is inconsistent with City Council Resolution 14-006 which adopted Section 5.3. subsection D, related to “Water Supply Evaluations” requirements of the local CEQA Guidelines; and there was not a nexus for the bust stop or crosswalk.
- B. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 5-1-1 (Commissioner Brennan absent and Commissioner Rollins opposed) to recommend that the City Council approve General Plan Amendment 14-002, by adopting a Resolution changing the RSF-1 land use

designation to Residential Multi-Family Low Density (RMF-8) with a Mixed Use Overlay (MU) (e.g. RMF-8-MU);

- C. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 5-1-1 (Commissioner Brennan absent and Commissioner Rollins opposed) recommend that the City Council approve Specific Plan Amendment 14-002 and Rezone 14-001, by adopting a Resolution amending the Borkey Area Specific Plan Section III, Page 19, Sub Area D, and amending the Zoning Map, to incorporate the change in zoning from R1-B4 to R2-MU ;
- D. A motion was made by Commissioner Barth, seconded by Commissioner Burgett and passed 5-1-1 (Commissioner Brennan absent and Commissioner Rollins opposed) to recommend that the City Council approve Planned Development 14-005 and Conditional Use Permit 14-014, to allow expansion of the property (e.g. wine tasting room), and add approximately 12,000 square feet of new development; including, a restaurant, 3 boutique retail spaces, 4 residential units (3 townhouse-style residential units above the retail spaces, and 1 freestanding residence), and a request for a 42-foot tall tower on the proposed restaurant building, which would exceed the 35-foot height limit in the R2 zoning district; with conditions #5 and #6 to be removed eliminating the requirements to place a cross-walk and bus stop at the project location.

3. Uptown Town Centre Specific Plan Amendment 14-003 and Conditional Use Permit 14-014: Lucky Lukes Foods, Inc.

For the Planning Commission to make a recommendation to the City Council to consider a request by Joey Blagg, on behalf of Lucky Luke’s Foods, Inc., to amend the Uptown Town Centre Specific Plan to expand the boundaries where a drive-through restaurant may be conditionally-permitted in the Town Centre-2 (TC-2) zoning district, and a request to approve a Conditional Use Permit for the development and operation of the proposed drive-through restaurant for the property located at 2244 Spring Street.

Open Public Hearing.

Speakers: Margaret Holstine (applicant)

Closed Public Hearing.

Action:

- A. A motion was made by Commissioner Burgett, seconded by Commissioner Rollins and passed 6-0-1 (Commissioner Brennan absent) to recommend that the City Council approve Specific Plan Amendment 14-003 by adopting a

Resolution amending Table 5.3-1 and add figure 5.3-2 to expand where a drive-through restaurant may be conditionally permitted to properties on Spring Street, between 22nd and 23rd Street, and include the alleys to the east and west of Spring Street;

- B. A motion was made by Commissioner Rollins, seconded by Commissioner Burgett and passed 5-1-1 (Commissioner Brennan absent and Commissioner Cooper opposed) to recommend that the City Council approve Conditional Use Permit 14-014, allowing for the development and operation of the Little Caesar's drive through restaurant at 2244 Spring Street, subject to the standard and site specific conditions and the addition of condition #9:

- 1. "Cueing related to the drive-through lane shall not obstruct the public sidewalk or impede traffic on 23rd Street. Signage shall be placed at the entrance to the drive through lane that gives notice to drive through users these rules. Final sign language shall be approved by the Police Chief and City Engineer."

OTHER SCHEDULED MATTERS –NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

- 4. Development Review Committee Minutes (for approval)

- April 6, 2015
 - April 13, 2015

- 5. Planning Commission Minutes (for approval)

- April 14, 2015

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-0-1 (Commissioner Brennan absent) to approve item #4 as presented.
- B. A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 6-0-1 (Commissioner Brennan absent) to approve item #5 as presented.

- 6. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: None
 - b. Main Street Program: None

c. Airport Advisory Committee: Commissioner Cooper

REVIEW OF CITY COUNCIL MEETINGS

April 21, 2015: Commissioner Cooper Report

PLANNING COMMISSIONERS' COMMENTS –

Commissioner Barth: Commented on the Planning Commission’s Housing Constraints presentation at the City Council meeting. He also raised the question of additional enforcement for the sign ordinance.

Commissioner Vanderlip: Commented on the Legislative Analyst Office’s Housing (LAO) Report.

STAFF COMMENTS –

Staff made comments regarding the Legislative Analyst Office’s Housing (LAO) report, Housing Constraints City Council Committee, Building Permit Audit, Firestone campus, the Oaks Hotel, and Historic Resources.

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

subsequent adjournment to the Development Review Committee Meeting of Monday, May 4, 2015 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, May 5, 2015 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 11, 2015 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, May 12, 2015 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.