

AGENDA ITEM 4



CITY OF EL PASO DE ROBLES "The Pass of the Oaks"

PLANNING COMMISSION MINUTES **April 12, 2016**

PLANNING COMMISSIONERS PRESENT: Rollins, Barth, Davis, Agredano, and Donaldson

ABSENT: Burgett, Brennan

GENERAL 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. **TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 06-0134 – 737 OAK STREET – LINDA MANNING (APN: 009-193-016).**

For the Planning Commission to consider the applicant's request for a one-year time extension of PR 06-0134.

Open Public Comment.

Speakers: Greta Hilde

Closed Public Comment.

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 5-0-2 (Absent Burgett and Brennan) to adopt a Resolution granting a **one-year** time extension for Tentative Parcel Map PR 06-0134.

2. **MARRIOTT RESIDENCE INN – PLANNED DEVELOPMENT (PD 15-005) INCLUDING A HEIGHT EXCEPTION, CONDITIONAL USE PERMIT (CUP 15-020), OAK TREE REMOVAL (OTR 16-002), AND DRAFT MITIGATED NEGATIVE DECLARATION (MND) – 2940 UNION ROAD, APPLICANT: PASO HIGHWAY HOTEL PARTNERS, LP, APN 025-362-004.**

For the Planning Commission to consider making a recommendation to the City Council to adopt a Mitigated Negative Declaration (MND), and approve Planned Development (PD 15-005) including a Height Exception, Conditional Use Permit (CUP 15-020), and an Oak Tree Removal (OTR 16-002) for a proposed Marriott Residence Inn located at 2940 Union Road.

Open Public Comment.

Speakers: Steve Jones, Neil Patel, Robert Miller – Applicant Team

Virginia Tate

Frank Rack

Brad Hutchinson

Margaret Holstine

Public Correspondence Received –Please see Attachments 1 and 2

Closed Public Comment.

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Davis and passed 5-0-2 (Absent: Burgett and Brennan) to continue the item date certain to April 26th, 2016 to allow traffic Engineer to review weekend peak traffic issue and attend the next Planning Commission Meeting.

OTHER SCHEDULED MATTERS

3. **PRIMER ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

For the Planning Commission to receive a presentation on the California Environmental Quality Act (CEQA).

Open Public Comment.

Speakers: None

Closed Public Comment.

Action:

A.

A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 5-0-2 (Absent: Burgett and Brennan) to receive and file this report.

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

4. Development Review Committee Minutes (for approval)

March 21th, 2016

5. Planning Commission Minutes (for approval)

March 22th, 2016

Action:

A.

A motion was made by Commissioner Donaldson, seconded by Commissioner Agredano and passed 5-0-2 (Absent: Burgett and Brennan) to Consent Items #4 and #5 as presented.

6. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Davis Report
- b. Main Street Program: Commissioner Agredano Report
- c. Airport Advisory Committee: Commissioner Barth Report
- d. Grading Ordinance Advisory Committee: Director Report
- e. Housing Opportunity Advisory Committee: Director Report that next meeting will be on April 21st, 2016 and that the City Council will be reviewing Studio Fees on April 19th, 2016.

REVIEW OF CITY COUNCIL MEETINGS

April 05, 2016 Meeting Report: Commissioner Rollins Report

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

Director commented on the following:

- Marriott will be on the next agenda as the item was continued.
- Planning Commissioner Handbook and Norms will be on the next agenda.
- Joint Planning Commission / City Council Breakfast is on April 15th, 2016.
- Grading Ordinance Amendment will be coming to a future agenda.

REGULAR MEETING ADJOURNED AT: 10:05 PM

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.

Attachment 1

April 8, 2016

RE: Application to subdivide 737 Oak Street
Tentative Parcel Map PR 06-0134

Public document distribution:

Date received: 4/12/16
Submitted by: Greta Hilde

City Council
 Planning Commission - minutes
 City Manager
 Planning Staff
 Other:

Dear Members of the Planning Commission;

I have owned and occupied the property at 745 Oak Street for the last 16 years. 737 Oak Street which is next door has been occupied by a succession of renters for the duration of this period. Along our mutual property line there have been multiple situations requiring investment for reasons of security, maintenance and/or code compliance. Linda Manning has chosen not to participate in all but one of these.

This proposed lot split will reduce privacy, increase congestion and noise and impact the relaxed quality of our neighborhood. I have worked hard to upgrade my property and find a place to call home over the last 16 years. The property next door has not been held for the same purpose and unfortunately there have been numerous plumbing and sewer issues which the owner has failed to remedy. In January of this year I informed her property manager that the sewer from her property is running into my lateral. This situation causes her line to be blocked, much to the discomfort of her renters, and Linda Manning has not corrected the underlying problem

If the City allows this lot split, it will create a domino effect in the neighborhood diminishing community and quality of life. Paso Robles is at a turning point and the decisions made today by the planning commission will determine whether we maintain the quality of our rural community which we now enjoy or follow the course of unchecked development.

Sincerely,



Greta Hilde

Attachment 2

Susan DeCarli

From: Virginia Tate <ginger_kmc@hotmail.com>
Sent: Tuesday, April 12, 2016 4:15 PM
To: Susan DeCarli

Public document distribution:	
Date received:	4/12/16
Submitted by:	Virginia Tate
<input type="checkbox"/> City Council	
<input checked="" type="checkbox"/> Planning Commission	- minutes
<input type="checkbox"/> City Manager	
<input type="checkbox"/> Planning Staff	
<input type="checkbox"/> Other:	

Dear Susan,

I am a part owner in the property at 2930 Union Rd. I have lived there since 1979. I have just learned of the Marriott Residence Inn Project next door. I am concerned about numerous aspects of this project and how it will affect the value of our 37 acres. Some of the concerns are the height of the project, lighting and barrier/fencing between the the two properties, potential noise and traffic problems. They also show a possible realignment of Union Rd that I am unaware of and would like to discuss.

Sincerely,

Virginia Tate
805 238-0377