



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

August 09, 2016

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

ABSENT:

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. TRACT MAP 3060 – AMENDMENT

THE ELMS – MARK MASI

APN: 025-402-022

For the Planning Commission to consider the applicant's request to amend Vesting Tentative Tract 3060, to reduce the number of lots created by the subdivision from fourteen (14) lots to seven (7).

Commissioner Shannon Agredano announces she has a conflict of interest on the Item due to proximity of personal residence and leaves the room.

Open Public Comment.

Speakers: Christy Gabler
Larry Werner

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-1-0 (Abstain: Agredano) to adopt a Resolution granting an amendment to Vesting Tentative Map approval for Tract 3060;

Commissioner Agredano returns to room.

2. CITY HILLSIDE GRADING ORDINANCE AMENDMENT

For the Planning Commission to consider making a recommendation to the City Council regarding a comprehensive amendment to the “Grading Ordinance” (Zoning Ordinance sections 21.14A and 21.16E).

Open Public Comment.

Speakers: Larry Werner
Christy Gabler

Closed Public Comment.

Action:

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Burgett and passed 7-0-0 to adopt Resolution A recommending, consistent with the California Environmental Quality Act, the City Council certify a Negative Declaration for the proposed project; and
- B. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 7-0-0 to adopt Resolution B, recommending the City Council adopt an ordinance amending Zoning Ordinance sections 21.14A and 21.16E (Grading Ordinance) amendment as recommended by the Grading Ordinance Advisory Committee.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

4. Development Review Committee Minutes (for approval)

July 11, 2016
July 18, 2016
August 1, 2016

5. Planning Commission Minutes (for approval)

July 12, 2016

Action:

- A. A motion was made by Commissioner Brennan, seconded by Commissioner Barth and passed 7-0-0 to Consent Items #4 and #5 with amendments (See Attachments 1 and 2).

6. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Davis Report
- b. Main Street Program: Commissioner Rollins Report
- c. Airport Advisory Committee: Commissioner Donaldson Report
- d. Housing Opportunity Advisory Committee: No Report
- e. Shot- Term Rentals City Manager’s Task Force: Director Report
- f. PC Handbook AD Hoc:
-Next meeting date will be on August 31 at 2:00pm

REVIEW OF CITY COUNCIL MEETINGS

July 19, 2016 Meeting Report: Commissioner Brennan Report
August 2, 2016 Meeting Report: Commissioner Burgett Report

PLANNING COMMISSIONERS’ COMMENTS - None

STAFF COMMENTS – None

REGULAR MEETING ADJOURNED AT: 08:03 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](http://www.prcity.com/government/planning%20commission/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

Amended

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 18, 2016

Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

DRC Members Present: John Donaldson, Scott Brennan and Shannon Agredano

Staff Present: Susan DeCarli

Applicants and others present: Feng Li, Harry Fu Chow

File #: Sign Plan
Application: Request to install new wall sign
Location: 2138 Spring Street, Suite C
Applicant: Feng Li

Discussion/Action

:

The DRC provided the applicant direction to eliminate the phone number from the sign, consider alternative materials instead of a boxed, internally illuminated design, and use external lighting directed onto the sign. The applicant agreed to redesign the sign.

Attachment 2

Amended

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 1, 2016

Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

DRC Members Present: John Donaldson, Shannon Agredano, and Scott Brennan

Staff Present: Warren Frace, Susan DeCarli

Applicants and others present: Larry Werner, Sarah Clark, Danny Bittiker

File #: Destino de Paso Robles PD 08-002 Amendment
Application: Revised resort plan and architecture
Location: 3350 Airport Road
Applicant: Karen Stier
Discussion: Mr. Werner provided an overview of the proposed project, noting the details of the prior project approved and the revised project design and layout. Discussion included project phasing, street design, access road, sewer lift station, bike lanes, walkways, landscaping, architectural design. The DRC requested a Planning Commission site tour prior to consideration by the Planning Commission.
Action: The DRC unanimously recommended approval of this project to the Planning Commission.

File #: Sign Plan
Application: Retrofit existing monument sign for Mobil
Location: 1339 Spring Street
Applicant: Bakersfield Lighting Inc.
Discussion: Staff person Delgado described the proposed sign modifications, and digital format for price display. The DRC determined the digital display was in keeping with the applicable sign regulations and guidelines.
Action: The DRC unanimously approved the new sign.

File #: Grading Plan
Application: Review grading plan for single family home
Location: 315 Maplewood Court
Applicant: Vince Vanderlip
Discussion: Staff person Delgado presented the site plan, grading, architecture and roof design. The applicant provided supplemental information on site details for

grading, and roof materials related to the architectural design. Since the grading would not be visible from public views the DRC found that it complied with the intent of the existing grading ordinance. The DRC also found that since the proposed roof design is flat that they supported use of the proposed roofing materials provided that the applicant use a darker/earth tone color scheme. The roof materials are not metal.

Action: The DRC approved the grading plan and architecture for this project.

Item Added to Agenda:

File #: Sign Plan

Application: Request to install new wall sign

Location: 2138 Spring Street, Suite C

Applicant: Feng Li (not present)

Discussion/Action

: The DRC provided the applicant direction to revise the sign lettering so that it appears 3-dimensional (ie. they could possible use painted drop shadowing) and a sign frame that provides shadows for enhanced depth. They also suggested use of recessed lighting under the building eave instead of the fixtures so that it would appear more attractive and not be visible from the street.

Adjournment to August 8, 2016, at 3:30 pm