



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

PLANNING COMMISSION MINUTES

April 25, 2017

6:30 P.M.

Planning Commissioners Roll Call:

Present: Barth, Davis, Agredano, Donaldson, Jorgensen, Brennan and Rollins.

6:30 P.M.: Planning Commission Meeting called to order

General Public Comments Regarding Matters Not On The Agenda: None

Staff Briefing: None

Agenda Items Proposed to be Tabled or Re-Scheduled: None

Public Hearings

1. Conditional Use Permit 17-001 – New Day Church

1245 Park Street / APN 009-042-002

Applicant – Pastor Brad Alford, New Day Church

A request to establish a Church use on the 3rd floor of the existing historic building (Bank of Italy) at 1245 Park Street.

Open Public Comment

Speakers: Brad Alfred – Pastor Applicant
Dale Gustin
Margaret Holstine
Keith Rowe
Scott Gain

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Brennan, seconded by Commissioner Barth and passed 7-0-0 to approve Resolution A as amended (See Attachment 1).

2. Conditional Use Permit (CUP 16-007) - Paso Robles Airport Solar Project

Planned Development Amendment (PD 16-008)

3103 Satellite Drive / APN 025-450-001

Applicant – SunEdison, LLC, c/o EPD Solutions

Agenda Item 5

A request to construct and operate a 4-megawatt (MW) ground-mounted solar photovoltaic (PV) power facility on a 24.6-acre site within the Paso Robles Municipal Airport property.

Open Public Comment

Speakers: Jeremy Krout
Dale Gustin

Closed Public Comment.

Action:

- A.** A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 7-0-0 to approve Resolution A as presented.
- B.** A motion was made by Commissioner Rollins, seconded by Commissioner Jorgensen and passed 7-0-0 to approve Resolution B as presented.
- C.** A motion was made by Commissioner Rollins, seconded by Commissioner Davis and passed 7-0-0 to approve Resolution C as presented.

Other Scheduled Matters: None

Consent Calendar

3. Development Review Committee Minutes (for approval)

April 4, 2017
April 10, 2017

4. Planning Commission Minutes (for approval)

April 11, 2017

Action:

- A.** A motion was made by Commissioner Rollins, seconded by Commissioner Barth and passed 6-0-1 (Abstained: Commissioner Brennan) to Consent Items #3 & #4 as presented.

5. Other Committee Reports:

- a. Housing Constraints Advisory Committee: Director Report.
- b. Short-Term Rentals City manager's Task Force: Director Report.

Planning Commissioners' Comments

Staff Comments:

Director's Comments:

Regular Meeting Adjourned at: 8:28 PM

Exhibit A

Conditions of Approval – CUP 17-001

Planning Division Conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a Church use on the third floor of the existing building at 1245 Park Street.
2. The project shall substantially conform to Exhibit B (Project Plans) as attached to this Resolution.
3. The Church's regular assembly/meeting times and occupancy are approved as follows:
 - a. ~~Weekdays Monday, Tuesday, and Wednesday (7:00 pm to 10:00 pm) and Saturday~~ - 50 people maximum
 - b. Sunday (10:00 am to 1:00 pm) - 105 people maximum
4. The Church's special assembly/meeting times/special events and occupancy for Conferences (not to exceed five times per calendar year) are approved as follows:
 - a. Saturday (10:00 am to 10:00 pm) - 80 people maximum
5. This Conditional Use Permit (CUP) authorizes a maximum occupancy of 105 people ~~to assemble within the designated assembly areas~~ on the third floor, as shown on the floor plans in Exhibit B attached to this Resolution.
6. All signage shall be reviewed and approved by the Development Review Committee (DRC) for consistency with the character of the historic building and consistency with US Secretary of the Interior's Standards for the Treatment of Historic Properties, prior to installation.
7. The site shall be developed, maintained and operated in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
8. The applicant shall regularly provide written and verbal parking information to attendees and actively encourage carpooling and use of remote parking locations.
9. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

Building Division Conditions:

10. Prior to occupying the building for Assembly use, the applicant shall first submit a complete building permit application and obtain the required building permits, inspections, and approvals, as required by the California Building and Fire Codes, to the satisfaction of the Building Official.