

**PLANNING COMMISSION
MINUTES**

November 10, 2009

PLANNING COMMISSIONERS PRESENT: Garcia, Gregory, Holstine, Johnson, Nemeth, Peterson and Treach

ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Carolyn Novak, a local Red Cross representative spoke regarding disaster planning.

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.

All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission meeting of October 13, 2009.

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| 1. | FILE #: | STANDARD CONDITIONS OF APPROVAL
UPDATE |
| | APPLICATION: | To consider revisions/updates to the City Standard Conditions of Approval. The current version of the |

Standard Conditions was approved by the Planning Commission in 1994. The 2009 version consists of minor refinements and/or clarifications and would not necessitate a change to the City's General Plan, Zoning Code, or other City policies.

APPLICANT: City initiated
LOCATION: Citywide

Continued Open Public Hearing.

Public Testimony: No public testimony given in favor or opposed, however, Kathy Barnett asked for clarification on several of the Standard Conditions of Approval.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to approve the updated Standard Conditions of Approval with the addition of Assessor's Parcel Number (APN) on page 1 of the document and two further modifications.

2. FILE #: **DRAFT WATER EFFICIENT LANDSCAPE ORDINANCE**
APPLICATION: To consider and recommend the City Council approve an Ordinance which was developed in response to California Title 23, Section 490-495 requiring cities to enact a Water Efficient Landscape Ordinance. The goal of the Ordinance is to achieve a significant reduction in landscape water use in new development, in support of the City's long term water consumption goals.
APPLICANT: City initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: None
Opposed: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 4-3 (Commissioners Garcia, Gregory and Peterson opposed), to recommend the City Council approve the Water Efficient Landscape Ordinance as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. October 26, 2009

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory, and passed 7-0 to approve the DRC Minutes for October 26, 2009, as presented.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Gregory provided a summary of the last meeting including the new draft Bike Plan.
 - b. Main Street Program: Commissioner Holstine provided an update of upcoming Main Street activities.
 - c. Airport Advisory Committee: No report given
 - d. Measure T Bond Oversight Committee: Meeting will be held on November 12, 2009.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided an update of 2010 CDBG applications including Council action on a draft funding plan.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. October 27, 2009

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Nemeth, and passed 5-0-2 (Commissioners Holstine and Treatch abstained), to approve the Planning Commission Minutes of October 27, 2009.

REVIEW OF CITY COUNCIL MEETING

November 3, 2009

Commissioner Garcia provided an overview of this meeting.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Gregory mentioned that the traffic lanes at the end of Golden Hill Road at Union end up in dirt. He also inquired about some potential code enforcement issues.

Commissioner Nemeth addressed access to gas stations off Golden Hill Road north of Highway 46 east and the timing of the traffic lights at that intersection. He also discussed Golden Hill Road south of Highway 46 east.

Commissioner Garcia thanked staff for work on the Water Efficient Landscape Ordinance and the Updated Standard Conditions of Approval.

Commissioner Johnson asked if the City had any plans to clean up the “blight” at the old Fox Theatre.

Commissioner Peterson mentioned the Paderewski Festival and planned events.

STAFF COMMENTS

None

ADJOURNMENT:

Planning Commission adjournment to the Development Review Committee Meeting of Monday, November 16, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, November 20, 2009 at 7:00 am at Touch of Paso;

subsequent adjournment to the Planning Commission Meeting of Tuesday, November 10, 2009, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NEITHER OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.