

**PLANNING COMMISSION
MINUTES**

February 23, 2010

PLANNING COMMISSIONERS PRESENT: Garcia, Gregory, Holstine, Nemeth, Treach, and Vanderlip

ABSENT: Peterson

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

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

1. **FILE #:** **CONDITIONAL USE PERMIT 10-001**
 APPLICATION: To consider a request to establish a Master Conditional Use Permit to allow for automotive repair and similar type uses for the existing buildings. The Planning Commission will also be considering the content and potential application of

any conditions of approval that relate to the subject application.

APPLICANT: Clive Collins and Hank Baier
LOCATION: 836-842 Paso Robles Street. APN: 009-161-020

Opened Public Hearing

Public Testimony: In favor: Hank Baier, property owner
Clive Collins, applicant

Opposed: None

Neither in favor nor
opposed but asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-1-1 (Commissioner Nemeth opposed, Commissioner Peterson absent), to approve Conditional Use Permit 10-001 as presented.

OTHER SCHEDULED MATTERS

2. **GENERAL PLAN ANNUAL REPORT**

Presentation was made by Ed Gallagher.

Speaking from the public was Kathy Barnett and Neil Olsen.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Peterson absent), to recommend that the City Council approve submittal of the 2010 General Plan Annual Report to the Governor’s Office of Planning and Research and to the Department of Housing and Community Development as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

3. Development Review Committee Minutes (for approval):
 - a. January 25, 2010
 - b. February 1, 2010
 - c. February 8, 2010

Action: A motion was made by Commissioner Treatch, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Peterson absent), to approve the DRC Minutes listed above as presented.

4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Garcia discussed the proposed upcoming dog park discussion and the unanimous support of the Committee; park grant funds in uptown area; and budget issues.
 - b. Main Street Program: Commissioner Holstine provided an update.
 - c. Airport Advisory Committee: Meeting to be held this week.
 - d. Measure T Bond Oversight Committee: No meeting this month.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided an update of the Upcoming 2010 CDBG hearing at the Council meeting of March 4, 2010.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. January 26, 2010

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Peterson absent), to approve the Planning Commission Minutes of January 26, 2010 as presented.

REVIEW OF CITY COUNCIL MEETING

6. February 16, 2010

Commissioner Vanderlip provided a summary of the meeting.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Garcia asked about current water conservation efforts and proposals; he also asked about the status of the Circulation Element.

Commissioner Nemeth asked if trash bags can be provided for the City sidewalk trash can in front of Coldstone Creamery. He also asked about the Verizon store near Kennedy Fitness and Oak Hill Road and traffic safety (striping/Bots Dots).

Commissioner Treach commented that we propose to develop new parks, yet we can't afford to maintain them.

Commissioner Holstine noted that the Niblick landscape parkway is being overwatered by either the City or a private party.

Commissioner Vanderlip thanked the Commission and staff for their assistance getting him up to speed.

Commissioner Gregory would like the Planning Commission to receive copies of specific plan quarterly reports. He also stated he is encouraged with the rethinking of street and road LOS. He asked about the service station median issue on Golden Hill Road and asked about compliance with towing businesses complying with conditions.

STAFF COMMENTS

Ron Whisenand updated the Commission on the status of the Uptown/Town Centre Specific Plan. He further advised the Commission that the City Council approved a Housing Authority request to process a development plan ("PD") and environmental review for the redevelopment of Oak Park prior to completion of the Uptown Specific Plan.

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 to the Development Review Committee Meeting of Monday, March 1, 2010 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 8, 2010 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, March 9, 2010 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.