

**PLANNING COMMISSION
MINUTES**

April 13, 2010

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

ABSENT: Nemeth

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: -

- Kathy Barnett discussed Water 4 Paso.

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

No action will be taken on the following item. This is an opportunity for public review and comment. Public Hearing for the project will be held at the Planning Commission Meeting of May 11, 2010.

1. FILE #: **AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OAK PARK AFFORDABLE HOUSING PROJECT**
- APPLICATION: A proposing to replace the existing Oak Park Public Housing complex with a new affordable housing project. Demolition of the existing 148 rental units in the Oak Park Public Housing complex and construction of approximately 300 new rental housing units is proposed. All new units will be affordable to lower income households (those earning 80% or less of the County Median Income). The project will include development of a new park, which will include a soccer field, basketball court, playground, and a community center. The project is proposed to be built in two or more phases to minimize the number of households that would need to be relocated during construction of the new housing units.
- APPLICANT: City of Paso Robles Housing Authority
- LOCATION: Between 28th and 34th Streets and between Park Street and the railroad tracks.

Opened Public Discussion.

Speaking from the public was Steve Sylvester, Housing Authority Chairman, who thanked staff for moving this project forward and provided preliminary EIR comments; and Kathy Barnett, expressing questions and comments. Planning Commissioners had a variety of comments and questions.

Closed Public Discussion.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

2. Development Review Committee Minutes (for approval):
- a. March 22, 2010
 - b. March 29, 2010

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

3. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Garcia discussed topics from the meeting held earlier today including trail master plan grant; Salinas River Meeting Plan to acquire additional property along the River; and future openings on the Committee.
 - b. Main Street Program: Commissioner Holstine provided an update of Main Street events.
 - c. Airport Advisory Committee: Commissioner Garcia discussed the Airport Business Plan; Airport brochure; and vendor status.
 - d. Measure T Bond Oversight Committee: No meeting.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided an update, including the use of CDBG funds on Riverside Ave.

PLANNING COMMISSION MINUTES FOR APPROVAL

4. March 23, 2010

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Gregory, and passed 5-0-1-1 (Commissioner Treach abstained, Commissioner Nemeth absent), to approve the Planning Commission Minutes of March 23, 2010 as presented.

REVIEW OF CITY COUNCIL MEETING

5. April 6, 2010

Commissioner Holstine provided an overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach asked about an illegal winery directional sign on Union Road.
- Commissioner Vanderlip thanked the City for sending him to training at the League's Planner's Institute. He also discussed the importance of affordable housing.

- Commissioner Gregory thanked staff and the Housing Authority for their work on the Oak Park Housing Project. He also discussed the grading at 34th and Oak Streets for the First 5 Center).
- Commissioner Peterson stated that he is excited about the Oak Park Project. He also mentioned that the Poland plane crash impacted friends of the Paderewski Festival.

STAFF COMMENTS

None

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 Joint Planning Commission/City Council Breakfast of Friday, April 16, 2010 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 19, 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, April 26, 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, April 27, 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.