

**PLANNING COMMISSION  
MINUTES**

**May 11, 2010**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Gregory, Nemeth, Peterson, Treach and Vanderlip

**ABSENT:** Holstine

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** - None

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None

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**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.**

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**PUBLIC HEARINGS**

1.     **FILE #:**                     **PLANNED DEVELOPMENT 05-020 and  
TENTATIVE PARCEL MAP PR 07-0168**  
       **APPLICATION:**        A request to construct 2 light manufacturing  
                                  buildings. The proposed project would  
                                  normally subject to the provisions of the  
                                  California Environmental Quality Act  
                                  (CEQA). However, the applicant has not  
                                  provided the environmental information

necessary to make an environmental determination. This project is recommended for disapproval and therefore CEQA does not apply. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Jim Reed  
LOCATION: Southeast corner of Paso Robles Street and the Highway 101 exit. (APN 009-214-002)

Opened Public Hearing.

**Public Testimony:** In favor: Scott Bruce, applicant representative  
Cindy Lewis, applicant representative  
Steve Orosz, applicant traffic engineer  
Marshall Ochylski, applicant attorney  
Paul Viborg  
Kathy Barnett

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Holstine absent), to direct City staff to work with the applicant and complete the environmental review.

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2. FILE #: **PLANNED DEVELOPMENT 10-001 and VESTING TENTATIVE TRACT MAP 3024**  
APPLICATION: A request to consider recommending to the City Council adoption of a proposal to replace the existing Oak Park Public Housing complex with a new affordable housing project. The Planning Commission will be discussing each component of the EIR including the FINAL EIR before making a recommendation to the Council. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: The Paul Davis Partnership, LLP on behalf of the Paso Robles Housing Authority  
LOCATION: East side of Park Street between 28<sup>th</sup> and 34<sup>th</sup> Streets

Opened Public Hearing.

**Public Testimony:** In favor: Armando Corella, Housing Authority  
Nora Torres  
Maria Ventura  
Martha Bautista  
Dick Willhoit  
Starla Warren  
Paul Davis, applicant representative  
Greg Jeager  
Jerry Rioux  
Kathy Barnett

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Holstine absent), to recommend the City Council adopt the Final Environmental Impact Report with Statements of Overriding Considerations with the addition of Mitigation Measure 10.0-1.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Holstine absent), to recommend the City Council adopt Planned Development 10-001 and Vesting Tentative Tract 3024, with the addition of Mitigation Measure 10.0-1 and revising Condition No. 6 to add 28<sup>th</sup> Street to the fencing requirement.

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**OTHER SCHEDULED MATTERS -- NONE**

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 3. Development Review Committee Minutes (for approval):
  - a. April 26, 2010

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Holstine absent), to approve the DRC Minutes of April 26, 2010 as presented.

4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Meeting postponed
  - b. Main Street Program: Upcoming events announced
  - c. Airport Advisory Committee: No meeting held
  - d. Measure T Bond Oversight Committee: No meeting held

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### **CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ed Gallagher stated that the Oak Park Public Housing development (Item 2 on tonight's agenda) is the highest priority at this time.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

5. April 27, 2010

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Holstine absent), to approve the Planning Commission Minutes of April 27, 2010 as presented.

### **REVIEW OF CITY COUNCIL MEETING**

Commissioner Treach gave a brief report and reminded the Planning Commission of the Joint Planning Commission/City Council Workshop of May 26, 2010 at 3:00 pm, at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Vanderlip is very excited about the Oak Park Housing Project; asked for clarification on the Reed project regarding completing the CEQA process.
- Commissioner Gregory reminded everyone of the Bike Month breakfast at Odyssey on May 21, 2010.
- Commissioner Garcia thanked staff and applicants.
- Commissioner Peterson also thanked staff for all they do.

### **STAFF COMMENTS**

- We intend to put the Historical Preservation Workshop on the agenda of the June 22, 2010 meeting.

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_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, May 17, 2010 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 of Friday, May 21, 2010 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, May 24, 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, May 25, 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.