

**PLANNING COMMISSION  
MINUTES**

**November 23, 2010**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Gregory, Holstine, Nemeth, Peterson, Treatch, Vanderlip

**ABSENT:** None

**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**

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| 1. FILE #:   | <b>TIME EXTENSION FOR PLANNED DEVELOPMENT 01-025 &amp; CONDITIONAL USE PERMIT 01-017</b>  |
| APPLICATION: | A request to consider a one-year time extension for the development of a resort complex with 200 hotel rooms and 80 casitas on an approximate 386 acre area bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East (also known as the Black Ranch property). The Development application includes an 18-hole golf |

course as well as an additional 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Black Ranch / Vaquero  
LOCATION: 4380 Highway 46 East  
(APN: 025-431-044, 045 & 049)

Opened Public Hearing.

**Public Testimony:** In favor: Ken Hunter, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Nemeth, and passed 7-0, to approve a one-year time extension for Planned Development 01-025 and Conditional Use Permit 01-017 as presented.

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2. FILE #: **TIME EXTENSION FOR PLANNED DEVELOPMENT 04-012 & CONDITIONAL USE PERMIT 04-016**

APPLICATION: A request to consider a one-year time extension for the construction of a 120,000 square foot mini-storage facility with a caretaker unit. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Orrin Cocks  
LOCATION: 1601 North River Road  
(APN: 025-501-009 & 010)

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Gregory, and passed 7-0, to approve a one-year time extension for Planned Development 04-012 and Conditional Use Permit 04-016 as presented.

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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. November 8, 2010

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Vanderlip and passed 7-0 to approve the DRC minutes above as presented.

4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Meeting cancelled.
  - b. Main Street Program: Commissioner Holstine provided an update of holiday events.
  - c. Airport Advisory Committee: No meeting.
  - d. Measure T Bond Oversight Committee: Next meeting in December.

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

Ron Whisenand provided an update.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

5. November 9, 2010

**Action:** A motion was made by Commissioner Gregory, seconded by Commissioner Vanderlip and passed 6-0-1 (Commissioner Treach abstained) to approve the Planning Commission minutes above as presented.

**REVIEW OF CITY COUNCIL MEETING**

6. November 16, 2010

Commissioner Nemeth provided an update from the November 16, 2010 meeting.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Holstine asked about the burned out decorative street lights.
- Commissioner Vanderlip complimented the Paderewski Festival.

### **STAFF COMMENTS**

- The General Plan Circulation Element Environmental Impact Review is scheduled for December 14, 2010.
- The Historic Preservation Program is scheduled for January 4, 2011.
- Commissioner Peterson and Commissioner Treach will not be at the meeting of December 28, 2010.

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, November 29, 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, December 6, 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, December 13, 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, December 14, 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.