

**PLANNING COMMISSION  
MINUTES**

**January 25, 2011**

**PLANNING COMMISSIONERS PRESENT:** Barth, Garcia, Gregory, Holstine, 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**

*The following item a continued matter from the Planning Commission meeting of January 11, 2011.*

1. FILE #: **UPTOWN/TOWN CENTRE SPECIFIC PLAN,  
GENERAL PLAN AMENDMENT 2011-001  
AND CODE AMENDMENT 11-001**  
APPLICATION: For the Planning Commission to make a recommendation to the City Council regarding the Uptown/Town Centre Specific Plan, General Plan Amendment 2011-001,

Code Amendment 11-001 and certification of an Environmental Impact Report for these actions.

APPLICANT:  
LOCATION:

City of Paso Robles  
Generally located west of the Salinas River, east of Vine Street, and between 1<sup>st</sup> and 38<sup>th</sup> Streets.

Opened Public Hearing.

**Public Testimony:** Neither in favor nor opposed but expressing concerns and voicing questions: Tom Flynn

Closed Public Hearing.

**Action:** Commission and staff discussed various plan concepts and several straw votes were taken. A motion was made by Commissioner Peterson, seconded by Commissioner Holstine, and passed 7-0, to recommend the City Council adopt the Resolution Certifying the Environmental Impact Report and Adopting a Statement of Overriding Considerations.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Garcia, and passed 7-0, to recommend the City Council adopt the General Plan Amendment 2011-001 with straw vote changes.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 7-0, to recommend the City Council adopt the Uptown/Town Centre Specific Plan with addendum changes.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 7-0, to recommend the City Council adopt the Ordinance Approving Code Amendment 11-001.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 7-0, to direct staff to schedule the Form-Based Code for six-month review process.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 7-0, to direct staff to prepare an Architectural Appendix.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 2. Development Review Committee Minutes (for approval):
  - a. January 10, 2011
  - b. January 14, 2011

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

- 3. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No meeting.
  - b. Main Street Program: Commissioner Holstine provided an update.
  - c. Airport Advisory Committee: A meeting is scheduled for later this week.
  - d. Measure T Bond Oversight Committee: No meeting.

**2011 APPOINTMENTS TO THE ABOVE COMMITTEES**

**Action:** Chairman Gregory appointed the following sub-committee assignments for 2011:

DRC:	Barth, Gregory, Vanderlip (Holstine, alternate)
Parks & Rec:	Vanderlip
Main Street:	Holstine
Airport Advisory:	Garcia
Measure T:	Peterson

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

Ed Gallagher reported that everything is proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 4. January 11, 2011

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

**REVIEW OF CITY COUNCIL MEETING**

- 5. January 18, 2011

Commissioner Garcia provided an update.

## PLANNING COMMISSIONERS' COMMENTS

- Chairman Gregory thanked staff, the community and Planning Commissioners on the Uptown/Town Centre Specific Plan review.
- Commissioner Vanderlip thanked the Planning Commissioners on the Uptown/Town Centre Specific Plan review.
- Commissioner Peterson thanked the Planning Commissioners and staff on the Uptown/Town Centre Specific Plan review.
- Commissioner Peterson stated he will not be here for the February 8<sup>th</sup> meeting.
- Commissioner Garcia thanked staff in moving the Uptown/Town Centre Specific Plan through and navigating the Planning Commission hearing.
- Commissioner Garcia commented on dirt being dumped along the river near Garden Street.

## STAFF COMMENTS

- Ron Whisenand stated that the Historic Preservation Ordinance is on the City Council agenda for February 15<sup>th</sup>.
- Ron Whisenand stated that the Uptown/Town Center Specific Plan will be on the City Council agenda of March 1<sup>st</sup>.
- Ron Whisenand thanked the Planning Commissioners and Ed Gallagher on all their efforts on the Uptown/Town Center 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](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, January 31, 2011 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, February 7, 2011 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, February 8, 2011 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.