

**PLANNING COMMISSION  
MINUTES**

**February 22, 2011**

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

**ABSENT:** Treach

**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. | <b>FILE #:</b>      | <b>PLANNED DEVELOPMENT 10-002</b>   |
|    | <b>APPLICATION:</b> | A request to establish a wine production facility with a wine tasting room within an existing building historically known as the "Almond Growers Association Building", more recently known as the Farmer's Alliance Building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application. |
|    | <b>APPLICANT:</b>   | Derby Wine Estates  |

LOCATION: 525 Riverside Avenue  
(APN: 009-268-003 & 004)

Opened Public Hearing.

**Public Testimony:** In favor: Jamie Kirk, applicant representative  
Craig Smith, applicant architect  
Dale Gustin  
Norma Moye

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Garcia, and passed 6-0-1, to approve Planned Development 10-002 with findings supporting the grant of a signage exception and modifications to the site specific conditions.

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***The following item is proposed to be opened and continued to the Planning Commission Meeting of March 8, 2011.***

2. FILE #: **FINAL GENERAL PLAN CIRCULATION  
ELEMENT UPDATE 2010 AND THE FINAL  
CIRCULATION ELEMENT  
ENVIRONMENTAL IMPACT REPORT**

APPLICATION: For the Planning Commission to consider making a recommendation to the City Council for the approval of the Final General Plan Circulation Element Update 2010 and the Final Circulation Element Environmental Impact Report.

APPLICANT: City of Paso Robles  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** In favor: Neal Olsen  
Mike Harrod

Opposed: None

Neither in favor nor  
opposed but expressing opinions: Dale Gustin  
Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Vanderlip, seconded by Commissioner Holstine, and passed 5-1-1 (Commissioner Garcia opposed) to continue the Final General Plan Circulation Element Update 2010 and the Final Circulation Element Environmental Impact Report to the Planning Commission Meeting of March 8, 2011.

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**OTHER SCHEDULED MATTERS**

**3. GENERAL PLAN ANNUAL REPORT**

Ed Gallagher presented the General Plan Annual Report.

**RECEIVED AND FILED REPORT**

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval):
  - a. January 31, 2011
  - b. February 7, 2011
  - c. February 14, 2011

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Barth and passed 5-1-1 (Chairman Gregory abstained) to approve the DRC minutes above as presented.

- 5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No meeting.
  - b. Main Street Program: Commission Holstine provided an update.
  - c. Airport Advisory Committee: No meeting.
  - d. Measure T Bond Oversight Committee: Commissioner Peterson provided an update.

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

Ed Gallagher reported that a public hearing to discuss 2011 CDBG Funds will be held at the March 3, 2011 City Council meeting.

## **PLANNING COMMISSION MINUTES FOR APPROVAL**

6. February 8, 2011

**Action:** A motion was made by Commissioner Garcia, seconded by Commissioner Vanderlip and passed 4-2-1 (Commissioners Holstine and Peterson abstained) to approve the Planning Commission minutes above as presented.

## **REVIEW OF CITY COUNCIL MEETING**

7. February 15, 2011

Chairman Gregory provided an update.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Vanderlip thanked Commissioners for their work on the Circulation Element.
- Commissioner Peterson thanked the Derby Family and expressed appreciation and support for their project.
- Commissioner Peterson will not be at the March 1, 2011 City Council meeting so Commissioner Garcia will attend.
- Commissioner Garcia thanked staff and Commissioners.
- Chairman Gregory supports the Derby project and complemented staff.

## **STAFF COMMENTS**

- Ron Whisenand reported that the Historic Preservation Ordinance was adopted.
- Ron Whisenand reported that the Uptown/Town Centre Specific Plan is scheduled for the City Council meeting of March 1, 2011.
- Ron Whisenand expressed appreciation and support of the Derby project and thanked Darren and Susan for all their work.
- Ron Whisenand reported the City Council Goal Setting Session is scheduled for March 19, 2011.

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, February 28, 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, March 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, March 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.