

**PLANNING COMMISSION
MINUTES**

April 26, 2011

PLANNING COMMISSIONERS PRESENT: Barth, Garcia, Gregory, Holstine, Treach, Vanderlip

ABSENT: Peterson

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

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

- FILE #:** **PLANNED DEVELOPMENT 11-002 AND TENTATIVE TRACT MAP 3036**

APPLICATION: A request to subdivide a 1.5 acre parcel into 5 lots for the construction of 5 single family residential houses. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: San Luis Obispo County Habitat for Humanity

LOCATION: 2811 Vine Street (APN: 008-391-021)

Opened Public Hearing.

Public Testimony: In favor: Harry Hamilton, applicant engineer
Scott Martin, applicant architect and member of
applicant’s Board
Jon Polluck, applicant’s President
Kathy Barnett – asking questions

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Garcia, seconded by Commissioner Vanderlip, and passed 5-1-1 (Commissioner Treach opposed, Commissioner Peterson absent) to approve Planned Development 11-002, subject to revising Condition #5 to direct the Development Review Committee to require more architectural articulation on the side elevations of the homes and to require that the fence along the north side of the site be constructed in a manner that does not allow headlight glare to pass through the fence.

Action: A motion was made by Commissioner Garcia, seconded by Commissioner Holstine, and passed 5-1-1 (Commissioner Treach opposed, Commissioner Peterson absent) to approve Tentative Tract 3036, subject to deleting Condition #8.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 2. Development Review Committee Minutes (for approval):
 - a. April 11, 2011

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

- 3. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report.
 - b. Main Street Program: Commissioner Holstine reported that the Vintage Sidecar and Recycled Treasures event will be April 30th.
 - c. Airport Advisory Committee: Commissioner Garcia reported that the next meeting will be April 28th.
 - d. Measure T Bond Oversight Committee: No report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that HUD announced Congress reduced the CDBG budget by 17%.

PLANNING COMMISSION MINUTES FOR APPROVAL

4. April 12, 2011

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Vanderlip and passed 5-1-1 (Commissioner Treach abstained, Commissioner Peterson absent) to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

5. a. April 19, 2011

Commissioner Garcia provided an overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Vanderlip extended congratulations to Darren and the rest of the Commissioners followed with additional well wishes.
- Commissioner Treach asked about the Paso Robles Housing Element.
- Commissioner Garcia mentioned the Pioneer Museum fundraiser event scheduled for May 14, 2011 at the Paso Robles Inn.
- Commissioner Garcia mentioned that the Fireworks Committee is making progress on the Fourth of July Celebration.

STAFF COMMENTS

- Ed Gallagher reported that the Uptown/Town Centre Specific Plan is scheduled for the May 3, 2011 City Council meeting.
- Ed Gallagher reported that the Housing Element update is scheduled for the Planning Commission meeting of May 24, 2011 and City Council meeting of June 21, 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.

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 2, 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, May 9, 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, May 10, 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.