

**PLANNING COMMISSION
MINUTES**

July 26, 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: -- Item No. 2 is proposed to be Opened and Continued to the Planning Commission Meeting of August 9, 2011.

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

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| 1. FILE #: | PLANNED DEVELOPMENT AMENDMENT
93-010 |
| APPLICATION: | A request to amend the existing Master Plan to allow for the construction of approximately 32,000 square feet of new buildings/additions to existing buildings at the Museum at 4251 Dry Creek Road. The Planning Commission will also be considering the content and potential application of any |

conditions of approval that relate to the subject application.
APPLICANT: Estrella Warbirds Museum, Inc.
LOCATION: 4251 Dry Creek Road
(APN: 025-471-010 & 011)

Opened Public Hearing.

Public Testimony: In favor: Rob Kinnear, applicant
Gary Corippo, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Treach absent), to approve the Negative Declaration and Planned Development Amendment 93-010.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of August 9, 2011.

2. FILE #: **PLANNED DEVELOPMENT AMENDMENT
02-002, CONDITIONAL USE PERMIT
11-004 AND A MITIGATED NEGATIVE
DECLARATION**

APPLICATION: A request to modify an existing Planned Development entitlement to relocate a 78-unit hotel on the property and to add an outdoor amphitheater and ancillary buildings at the existing Vina Robles hospitality center located at 3700 Mill Road. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Vina Robles, Inc.
LOCATION: 3700 Mill Road
(APN: 025-701-003)

Opened Public Hearing.

Public Testimony: In favor: Tim Reed, applicant representative
Tim Woodle, applicant representative

Opposed: Al Crume

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Treatch absent), to approve the Mitigated Negative Declaration.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Barth, and passed 6-0-1 (Commissioner Treatch absent) to continue the Planned Development Amendment 02-002 and the Conditional Use Permit 11-004 to the Planning Commission Meeting of August 9, 2011.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

3. Development Review Committee Minutes (for approval):
 - a. June 6, 2011
 - b. June 13, 2011
 - c. June 20, 2011
 - d. June 27, 2011
 - e. July 11, 2011
 - f. July 18, 2011

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

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

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided an update.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. June 14, 2011

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

REVIEW OF CITY COUNCIL MEETING

- 6. a. June 21, 2011 – Commissioner Holstine provided an overview.
- b. July 5, 2011 – Commissioner Vanderlip provided an overview.
- c. July 19, 2011 – Commissioner Barth provided an overview.

PLANNING COMMISSIONERS’ COMMENTS -- NONE

STAFF COMMENTS -- NONE

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, August 1, 2011 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the City Council Meeting of Tuesday, August 2, 2011 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 8, 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, August 9, 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.