

**PLANNING COMMISSION
MINUTES**

September 27, 2011

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

ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Kathy Barnett voiced her concern regarding signs and banners.

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

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| 1. FILE #: | PLANNED DEVELOPMENT 11-005 AND A MITIGATED NEGATIVE DECLARATION |
| APPLICATION: | A request to construct an approximate 86,000 square foot winery/storage building adjacent to the existing Justin Vineyard and Winery facility located at 2368 Wisteria Lane. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application. |

APPLICANT: Pults & Associates on behalf of Justin Vineyard and Winery
LOCATION: 16.4 acres adjacent to 2368 Wisteria Lane (APN: 025-435-017)

Opened Public Hearing.

Public Testimony: In favor: Tim Woodle, applicant representative
Kathy Barnett
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0 to approve the Mitigated Negative Declaration for Planned Development 11-005 as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0 to approve Planned Development 11-005 as presented.

2. FILE #: **CERTIFICATE OF APPROPRIATENESS 11-001**
APPLICATION: A request to consider making a recommendation to the City Council for the approval of a Certificate of Appropriateness related to the reconstruction of the cupola portion of 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.
APPLICANT: Derby Wine Estates
LOCATION: 525 Riverside Avenue (APN: 009-268-003 & 004)

Opened Public Hearing.

Public Testimony: In favor: Craig Smith, applicant representative
Kathy Barnett
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0 to recommend the City Council approve Certificate of Appropriateness 11-001 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. August 8, 2011
 - b. August 15, 2011
 - c. August 22, 2011
 - d. August 29, 2011
 - e. September 13, 2011
 - f. September 19, 2011

Action: A motion was made by Commissioner Barth, seconded by Commissioner Treach and passed 7-0 (Chairman Gregory abstained from the 8/22/11 vote) to approve the DRC minutes above as presented.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee:
 - b. Main Street Program:
 - c. Airport Advisory Committee:
 - d. Measure T Bond Oversight Committee:

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT -- NONE

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. August 9, 2011

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

REVIEW OF CITY COUNCIL MEETING

- 6. a. August 16, 2011

- b. September 6, 2011
- c. September 20, 2011

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

- Ed Gallagher mentioned that the Uptown/Town Centre Specific Plan review will be rescheduled to a date not yet determined.

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, October 3, 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, October 4, 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, October 10, 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, October 11, 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.