

**PLANNING COMMISSION
MINUTES**

December 13, 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

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

1. **FILE #:** **CONDITIONAL USE PERMIT 11-010**
 APPLICATION: A request to establish a thrift store with donation drop off within the existing building at 716 Paso Robles Street, Unit C. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Laura Cross on behalf of the Boys & Girls Club

LOCATION: 716 Paso Robles Street, Unit C
(APN: 009-213-008)

Opened Public Hearing.

Public Testimony: In favor: Kate Morgan, Board Member
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 7-0, to approve Conditional Use Permit 11-010 as presented.

2. FILE #: **RE-FILE PLANNED DEVELOPMENT 07-012**
APPLICATION: A request to reinstate the entitlements of a development plan to construct a new 26,000 square foot warehouse building at 3115 Propeller Drive. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Rarig Construction on behalf of Lubrizol Advanced Materials, Inc.
LOCATION: 3115 Propeller Drive (APN: 025-452-008)

Opened Public Hearing.

Public Testimony: In favor: Steve Rarig, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Garcia, and passed 7-0, to approve the Re-File of Planned Development 07-012 as presented.

3. FILE #: **TIME EXTENSION FOR PLANNED DEVELOPMENT 01-025 & CONDITIONAL USE PERMIT 01-017**
APPLICATION: A request to consider a one-year time extension for the development of a resort complex with 200 hotel rooms and 80 casitas on an approximate 386 acre area bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East (also known as the Black Ranch property). The

Development application includes an 18-hole golf course as well as an additional 9-hole executive course, wine information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Black Ranch / Vaquero
LOCATION: 4380 Highway 46 East
(APN: 025-436-011, 040 & 004)

Opened Public Hearing.

Public Testimony: In favor: Gary Eberle
John Carson, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Treach, and passed 7-0, to approve the Time Extension for Planned Development 01-025 & Conditional Use Permit 01-017 as presented.

4. FILE #: **UPTOWN/TOWN CENTRE SPECIFIC PLAN,
SPECIFIC PLAN AMENDMENT 11-001 AND
A NEGATIVE DECLARATION**

APPLICATION: For the Planning Commission to make a recommendation to the City Council to amend Chapter 5, The Development Code, of the Uptown/Town Centre Specific Plan to consider changes to the list of permitted land uses and development standards for properties within the Specific Plan area.

APPLICANT: City of Paso Robles
LOCATION: Generally located west of the Salinas River, east of Vine Street, and between 1st and 38th Streets.

Opened Public Hearing.

Public Testimony: In favor: Paul Viborg
Kathy Barnett

Opposed: None

Closed Public Hearing.

A straw vote was taken on whether the Development Code should continue to prohibit used car sales in the Town Center 2 (TC-2) Zone. On a 7-0 vote, the Commissioners were in favor of the continuation of not permitting used car sales in the Town Center 2 (TC-2) Zone.

A second straw vote was taken on whether the Multi-Family regulations should include requirements for laundry facilities and recreation rooms/day care centers. On a 7-0 vote, the Commissioners were in favor of applying the City-wide requirements for laundry facilities to the specific plan area and tabling the additional requirements for recreation room/day care centers until the next semi-annual review.

A third straw vote was taken to amend the Development Code to eliminate the proposed limitation of outdoor storage for Contracted Services in the Riverside Corridor (RC) Zone. The motion included deletion of a proposed requirement that limited storage of items to only those used for maintenance of the property. That is, Commissioners believe that storage be limited to materials and equipment owned by the property owner, but said materials and equipment may be used off-site. On a 7-0 vote, the Commissioners were in favor of the Development Code amendment.

A fourth straw vote was taken to amend the Development Code to eliminate the 70 foot maximum lot width requirement for single family homes. On a 7-0 vote, the Commissioners were in favor of the Development Code amendment.

A fifth straw vote was taken on whether on-site outdoor seating for restaurants should be included in the required parking calculations. On a 4-3 vote, the Commissioners recommended the Development Code amendment.

A sixth straw vote was taken to amend the Development Code to require a 5 foot landscape setback along street frontages for parking lots. On a 7-0 vote, the Commissioners were in favor of the Development Code amendment.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Peterson, and passed 7-0 to recommend the City Council adopt the Negative Declaration for Specific Plan Amendment 11-001.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Peterson, and passed 7-0 to recommend the City Council introduce the first reading of the Ordinance to amend Chapter 5 of the Uptown/Town Center Specific Plan, per straw votes.

Action: A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 7-0 to choose "Option A" to conduct semi-annual reviews at public hearings and set April 1 and October 1 deadlines for submittal of discussion items.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

5. Development Review Committee Minutes (for approval):
 - a. November 7, 2011
 - b. November 14, 2011
 - c. November 21, 2011
 - d. December 5, 2011

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

6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Vanderlip provided report.
 - b. Main Street Program: Chairman Holstine provided report.
 - c. Airport Advisory Committee: No report.
 - d. Measure T Bond Oversight Committee: No report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that everything is on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. November 8, 2011

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

REVIEW OF CITY COUNCIL MEETING

8.
 - a. November 15, 2011
 - b. December 6, 2011

Commissioner Garcia provided an overview for the November 15, 2011 meeting.

Chairman Gregory provided an overview for the December 6, 2011 meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Barth gave kudos to the City for the Vine Street Showcase.

STAFF COMMENTS

- Adjourn to the Planning Commission Reorganization Dinner at Chico's on Sunday, January 8, 2012 and the Planning Commission meeting on Tuesday, January 10, 2012.

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 Joint Planning Commission/City Council Breakfast of Friday, December 16, 2011 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, December 19, 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, December 20, 2011 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, December 27, 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.