

**PLANNING COMMISSION  
MINUTES**

**April 10, 2012**

**PLANNING COMMISSIONERS PRESENT:** Barth, Garcia, Holstine, Treatch, Vanderlip

**ABSENT:** Gregory, Peterson

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED** – Item No. 3 is proposed to be opened and continued to the Planning Commission meeting of April 24, 2012.

**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.     **FILE #:**                             **PLANNED DEVELOPMENT 12-003**  
       **APPLICATION:**             A request to consider an application to construct a 32,000 square foot building with accessory outdoor storage yard. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: TAE Architecture on behalf of Mid-Valley Pipe and Steel

LOCATION: Northeast corner of Tuley Road and Union Road (APN: 025-403-006)

Opened Public Hearing.

**Public Testimony:** No public testimony given either in favor or opposed.

George Tristao, CFO Mid-Valley Pipe and Steel, answered questions.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-0 (Commissioners Gregory and Peterson absent), to approve Planned Development 12-003 as presented.

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2. FILE #: **CONDITIONAL USE PERMIT 11-013**  
 APPLICATION: A request to consider an application to construct a new wireless communication facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Metro-PCS  
 LOCATION: 1720 Commerce Way (APN: 009-314-013)

Opened Public Hearing.

**Public Testimony:** In favor: Tricia Knight, applicant  
Opposed: None

Neither in favor nor opposed but expressing concerns and voicing questions: Charmaine Peckinpaugh, Turtle Creek Dr. resident  
Marilyn Marshall, Turtle Creek Dr. resident

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 5-0 (Commissioners Gregory and Peterson absent), to approve Conditional Use Permit 11-013 with the addition of two conditions, one regarding landscape and irrigation around the fence and the other for the maintenance of the American Flag.

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*The following item is proposed to be opened and continued to the Planning Commission meeting of April 24, 2012.*

- 3. FILE #: **CONDITIONAL USE PERMIT 12-002**  
APPLICATION: A request to consider an application to construct a new wireless communication facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Verizon Wireless  
LOCATION: 2340 Park Street  
(APN: 008-171-016)

Opened Public Hearing.

**Public Testimony:** No public testimony given either in favor or opposed.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Vanderlip, and passed 5-0 (Commissioners Gregory and Peterson absent), to continue the open public hearing for Conditional Use Permit 12-002 to the Planning Commission Meeting of Tuesday, April 24, 2012.

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**OTHER SCHEDULED MATTERS**

- 4. FILE #: **CONDITIONAL USE PERMIT 11-003**  
90-Day review of existing Condition Use Permit for the Boar’s Hole Tavern located at 1242 Park Street, as required per Condition No. 6 of Planning Commission Resolution 11-015

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Barth, and passed 5-0 (Commissioners Gregory and Peterson absent), to conduct an additional 90-Day review of Conditional Use Permit 11-003.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. March 19, 2012
  - b. March 26, 2012
  - c. April 2, 2012

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Treach and passed 5-0 (Commissioners Gregory and Peterson absent), to approve the DRC minutes above as presented.

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

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

Ed Gallagher reported that the RDA Oversight Board had their first meeting on Tuesday, April 10, 2012.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

7. March 27, 2012

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Treach and passed 5-0 (Commissioners Gregory and Peterson absent), to approve the Planning Commission minutes above as presented.

### **REVIEW OF CITY COUNCIL MEETING**

8. April 3, 2012

Commissioner Holstine provided an overview of the April 3, 2012 meeting.

### **PLANNING COMMISSIONERS' COMMENTS**

- Chairman Garcia voiced concern with the lack of landscape maintenance on the northeast corner of Niblick and South River Road. Ed Gallagher reported that PG&E has been contacted and a maintenance crew is scheduled for April 12 and 13, 2012.

### **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](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, April 16, 2012 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, April 17, 2012 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Breakfast of Friday, April 20, 2012 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, April 23, 2012 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, April 24, 2012 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.