

**PLANNING COMMISSION
MINUTES**

April 24, 2012

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

ABSENT: Peterson, Trench

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED – Item No. 5 is proposed to be opened and continued to the Planning Commission meeting of May 22, 2012.

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 12-004**
APPLICATION: A request to consider an application to construct a 30,000 square foot office 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: RRM Design Group on behalf of IQMS, Inc.
LOCATION: 2231 Wisteria Lane

(APN: 025-421-060)

Opened Public Hearing.

Public Testimony: In favor: Mike Scott, RRM Design Group
Liz Alflen, IQMS
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Gregory, and passed 5-0 (Commissioners Peterson and Treach absent), to approve Planned Development 12-004 as presented.

The following item is a continued Open Public Hearing from the Planning Commission meeting of April 24, 2012.

2. 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)

Public Testimony: In favor: Tricia Knight, applicant
Matt Masia, owner
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Holstine, and passed 5-0 (Commissioners Peterson and Treach absent), to approve Conditional Use Permit 12-002 with the addition of two conditions, one regarding revised wall and roof plans around the equipment and the other for the DRC approval of the final design.

3. FILE #: **CONDITIONAL USE PERMIT 12-004**
APPLICATION: A request to consider an application to allow beer and wine sales at the existing Paso Robles Card Room. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Rob and Amy Ezzell
LOCATION: 1124 Black Oak Drive
(APN: 008-051-024)

Opened Public Hearing.

Public Testimony: In favor: Amy Ezzell, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 5-0 (Commissioners Peterson and Treatch absent), to approve Conditional Use Permit 12-004 as presented.

4. FILE #: **TENTATIVE PARCEL MAP PR 12-0001**
APPLICATION: To consider a request to subdivide a 13,500 square foot lot into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: North Coast Engineering on behalf of Colin Weyrick
LOCATION: 2041 & 2049 Riverside Avenue
(APN: 008-247-017)

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Gregory, and passed 5-0 (Commissioners Peterson and Treatch absent), to approve Tentative Parcel Map PR 12-0001, with the removal of Condition #4.

The following item is proposed to be opened and continued to the Planning Commission meeting of May 22 2012.

5. FILE #: **TENTATIVE PARCEL MAP PR 12-0003**
APPLICATION: To consider a request to subdivide a 7,000 square foot lot into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Steve Holman

LOCATION: 612 Olive Street
(APN: 009-192-013)

Opened Public Hearing.

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

Action: A motion was made by Commissioner Vanderlip, seconded by Commissioner Holstine, and passed 4-0-1 (Commissioner Gregory abstained, Commissioners Peterson and Treatch absent), to continue the open public hearing for Tentative Parcel Map PR 12-0003 to the Planning Commission Meeting of Tuesday, May 22, 2012.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE – Received and filed memo regarding Commissioner Peterson’s absence.

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. April 9, 2012

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

- 7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report.
 - b. Main Street Program: No report.
 - c. Airport Advisory Committee: No report.
 - d. Measure T Bond Oversight Committee: No report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT – No report.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 8. April 10, 2012

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

REVIEW OF CITY COUNCIL MEETING

9. April 17, 2012

Chairman Garcia provided an overview of the April 17, 2012 meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Vanderlip voiced concern with the weeds present on the west side of Spring Street between 12th and 13th Streets.
- Commissioner Gregory voiced concern with the outside storage at the old Hometown Nursery site.

STAFF COMMENTS

- Susan DeCarli stated that SLOCOG has received a grant to fund the Salinas River Trail Design.
- Susan DeCarli announced that the City of Paso Robles will receive the APA Award of Excellence for the Circulation Element at an upcoming dinner ceremony.

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, April 30, 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, May 1, 2012 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, May 7, 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, May 8, 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.

From: [Ed Gallagher](#)
To: [Theresa Variano](#)
Subject: FW: PC mtg. 4/24/2012 - Joel
Date: Tuesday, April 24, 2012 8:51:45 AM

From: Joel Peterson
Sent: Monday, April 23, 2012 4:29 PM
To: Ed Gallagher
Cc: Darren Nash; 'Al Garcia'
Subject: PC mtg. 4/24/2012 - Joel

Hi Ed – I hope you're well. I have an important work commitment that has come up this week on the East Coast that I have to attend to, therefore I'll have to miss tomorrow evening's PC meeting. I do not like missing Planning Commission meetings, but this is just one of these rare circumstances that I cannot move. I researched many alternatives so I could attend the PC meeting tomorrow night, but nothing could get me to New York in time for my meeting. Please let the commission, staff and applicants who inquire about my whereabouts, that I apologize and wish I could attend the planning commission matters. I take my responsibility seriously, but this has been an odd year where I've had to miss a couple of meetings.

I did attend the City Council meeting last Tuesday and will send my notes to Al Garcia, who also attended for the recap.

On the bright side, I shouldn't have any further missed meetings this year, as my travel schedule will slow to practically nothing after this trip.

Please note this for the record.

Kind regards,

Joel Peterson