

**PLANNING COMMISSION
MINUTES**

June 26, 2012

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 #:** **GENERAL PLAN AMENDMENT 12-001, REZONE 12-001, PLANNED DEVELOPMENT 12-001, CONDITIONAL USE PERMIT 12-003, TENTATIVE PARCEL MAP PR 12-0004, BORKEY SPECIFIC PLAN AMENDMENT 12-001, WAIVER 12-001 AND STREET ABANDONMENT 12-001**

APPLICATION: A request to consider the development of a 225 room Resort Hotel with a wellness spa, conference room, restaurant, extended-stay

units, wine tasting/retail boutique, and ancillary parking, landscaping, gardens, orchards and vineyards. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Doug Ayres on behalf of Ayres Paso Robles, Ltd.
LOCATION: Northeast corner of Buena Vista Drive and Experimental Station Road
(APN: 025-391-014)

Opened Public Hearing.

Public Testimony:

In favor: Larry Werner, representative
Jana Beekman, representative
Steve Puglisi, representative
Paul LaPointe
Mark Henry
Gary Boatman
Joyce LaPointe
Mike Gibson
Mike Ryan
Kathy Barnett
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 7-0), to recommend that the City Council approve the Mitigated Negative Declaration, General Plan Amendment 12-001, Tentative Parcel Map PR 12-0004, and Street Abandonment 12-001 as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Peterson, and passed 7-0, to recommend that the City Council approve Borkey Area Specific Plan Amendment 12-001 and Rezone 12-001. The Specific Plan Amendment will include a new street section for Experimental Station road that provides for a paved width of 20 feet, except the section between the proposed service driveway and Buena Vista Drive, which shall be up to 24 feet in paved width if topography so allows.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Treach, and passed 7-0, to recommend that the City Council approve Planned Development 12-001 and Conditional Use Permit 12-003 with the following revisions to the conditions:

- a. Condition #1 to be modified to state that the proposed tower may be 70 feet tall only if the hotel building has three stories. If only two stories are proposed, the tower design must return to the Development Review Committee for approval.

- b. Condition #11 to be modified to state that extension of a bike and pedestrian path along Buena Vista Drive between the site and Dallons Drive will only be required if the City executes a reimbursement agreement or development agreement under which the applicant will be reimbursed for doing such work beyond his property.
- c. Condition #15 to be modified as recommended by Larry Werner, which will read as follows:
 The project shall be served by City water including the ten acres of orchard and vineyard. In the event that additional sources of water become available in the future that are appropriate and approved by the City Council, those sources may be substituted for the municipal water. The orchard and vineyard shall be irrigated with recycled water provided by the City when available providing that the recycled water is of a quality legally suitable for the irrigation of organics crops to be consumed by humans.

2. FILE #: **PLANNED DEVELOPMENT 09-002 AND
 CONDITIONAL USE PERMIT 09-004 TIME
 EXTENSION**

APPLICATION: To consider a request for a one-year time extension to construct a 3,000 square foot office building and establish an equipment storage yard on the 7.7 acre parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Case Pacific, LLL

LOCATION: 2121 Ardmore Road
 (APN: 025-362-008)

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0, to approve a one-year time extension for Planned Development 09-002 and Conditional Use Permit 09-004 as presented.

3. FILE #: **STREET ABANDONMENT 12-002**

APPLICATION: To consider making a recommendation to the City Council regarding abandonment (vacation) of fragments of rights-of-way for Taxi-way "D" and Wing Way at Paso Robles Airport.

APPLICANT: City initiated

LOCATION: Taxi-way "D" and Wing Way
Paso Robles Airport

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Vanderlip, and passed 7-0, to approve Street Abandonment 12-002 as presented

- 4. FILE #: **CODE AMENDMENT 12-001**
- APPLICATION: To consider making a recommendation to the City Council regarding a Code Amendment modifying zoning regulations pertaining to Manufactured Homes.
- APPLICANT: City initiated
- LOCATION: City-Wide

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 7-0, to recommend that the City Council approve Code Amendment 12-001 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. June 11, 2012
 - b. June 18, 2012

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

4. 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.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that the City will open bids on CDBG-funded Scott Street improvements on July 5, 2012.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. June 12, 2012

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Gregory and passed 7-0, to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

6. June 19, 2012

Chairman Garcia provided an overview.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach reported a significant pothole on Riverside Avenue, between 12th and 13th Streets.
- Commissioner Treach reported that smoke from the barbecue at the mini-mart on the northeast corner of Spring and 15th Streets was posing a nuisance.
- Commissioner Gregory reported that the traffic signal at Spring and 13th Streets is not operating properly.

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, July 2, 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, July 3, 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, July 9, 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, July 10, 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.