

**PLANNING COMMISSION
MINUTES**

April 23, 2013

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

ABSENT: Nash

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. **Greenhouse Gas Reduction Plan “Toolbox”**
E. Gallagher, Community Development Director

For the Planning Commissioners to consider the proposed Greenhouse Gas (GHG) Reduction Plan “Toolbox” measures, and to make a recommendation to the City Council on measures to include in the Plan.

Options:

- a. Recommend that the City Council approve the Toolbox measures included in Attachment 1 of the staff report;
- b. Amend, modify, or reject the foregoing option.

Commissioner Rollins concerned the base year and thought it was proposed to change to 2010.

Commissioner Barth mentioned the Planning Commissioners thought the plan could cost \$100,000 but ultimately could potentially save \$200,000.

Commissioner Barth suggested a pilot study to determine feasibility.

Opened Public Hearing.

Speakers: Jim Reed, Ted Gilbert, Ron DeCarli, Kathy Barnett, Sherry Nelson, Sheila Healy, Hank Howenstein

Closed Public Hearing.

Commissioner Gregory mentioned that Cuesta College has a Natural Gas Cogeneration Plant. He asked if we get credit for that and if any other businesses are using cogeneration.

Susan DeCarli will revise Measure 2.

Re-Opened Public Hearing.

Speakers: Sheila Healy, Kathy Barnett

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Barth, and passed 6-1-0 (Commissioner Nash absent), to continue the Greenhouse Gas Reduction Plan "Toolbox" to the next Planning Commission meeting of May 14, 2013 at 7:00 pm.

2. **Code Amendment 13-001 – Update of Off-Street Parking Regulations**
 E. Gallagher, Community Development Director

For the Planning Commissioners to consider recommending that the City Council adopt amendments to the parking regulations in the City’s Zoning Ordinance to implement Low Impact Development (LID) measures and to streamline the Parking Code.

Options:

- a. (1) Recommend that the City Council adopt the attached Resolution approving a Negative Declaration for this project; and
- (2) Recommend that the City Council adopt the attached Ordinance.
- b. Amend, modify, or reject the above option.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-1-0 (Commissioner Nash absent), to recommend that the City Council approve a Negative Declaration for the project;

Action: A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-1-0 (Commissioner Nash absent), to recommend that the City Council adopt the Parking Regulation Ordinance with the following recommended revisions:

- 1. Section 21.22.040 – Parking space requirements. Delete last two words of 2nd sentence “and permitted”.
- 2. Section 2.22.070 A. Change the word “minimum” to maximum in the 1st sentence.
- 3. Section 21.22.080 C.10. Add at end of 2nd sentence “and screening shall be at least 5 feet in height, and not more than 6 feet in height, either for fence or walls and/or combination of fencing or walls and earth berm”.
- 4. Section 21.22.080 D.2. Change the reference in last sentence from “13 feet 5 inches” to 13 feet 6 inches”.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – None

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval) - NONE

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

PLANNING COMMISSION MINUTES FOR APPROVAL

5. April 9, 2013

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

REVIEW OF CITY COUNCIL MEETING

6. April 16, 2013

Chairman Vanderlip provided an overview.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Rollins asked about business cards and City e-mail for the Planning Commissioners
- Commissioner Holstine voiced a concern with the weeds in the City Hall parking lot.
- Commissioner Gregory reported the La Reyna sign next to Highway 101 is blowing off.

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 Joint Planning Commission/City Council Development Impact Fees Needs List Review Workshop of Thursday, April 25, 2013 at 6:30 pm in the Emergency Services Main Conference Center, 900 Park Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 29, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 6, 2013 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 7, 2013 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 13, 2013 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 14, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

Commissioners adjourned to the Planning Commission Meeting of Tuesday, May 14, 2013 at 7:30 pm unless Planned Development 12-005 (Buena Vista Apartments – Arjun) will be on the agenda. In that case, the meeting will commence at 7:00 pm.