

PLANNING COMMISSION MINUTES
November 12, 2013

PLANNING COMMISSIONERS PRESENT: Garcia, Gregory, Holstine, Nash, Rollins and Vanderlip

ABSENT: Barth

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: The commission agreed to hear Item #3, the Environmental Impact Review (EIR) Scoping for the Gateway Project first as most of the audience consisted of persons interested in that item.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

PUBLIC HEARINGS

3. Gateway Project – Environmental Impact Report

For the Planning Commission to hold a public “scoping” meeting to identify potential environmental effects that should be studied in the project Environmental Impact Report (EIR).

Open Public Hearing.

Speakers: Roland Snow, Tom Hardwick, Sally Reynolds and Sue Aiken

Closed Public Hearing.

Action:

None. The purpose of the item was to allow the public to comment on the scope of the EIR to be prepared for the Gateway Project.

1. General Plan Amendment 2013-002 – Uptown/Town Centre Specific Plan

For the Planning Commission to make a recommendation to the City Council for a City-initiated amendment to the Land Use Element of the General Plan to amend the Land Use Element’s Land Use Map (Figure LU-6) to redesignate 60 lots developed with urban uses located in the historic downtown (between Vine Street and the UP Railroad and between

10th and 21st Streets) to more accurately reflect the applicable zoning established by the Uptown/Town Centre Specific Plan.

Commissioner Vanderlip recused himself and left the room. Commissioner Garcia assumed the duties of the Chair.

Open Public Hearing for Subcomponent B.

Speakers: None

Closed Public Hearing.

Action:

A motion was made by Commissioner Gregory, seconded by Commissioner Rollins, and passed 5-0-2 (Commissioner Barth and Vanderlip absent) to recommend that the City Council approve Subcomponent B of General Plan Amendment 2013-002.

Commissioner Gregory recused himself and left the room.

Open Public Hearing for Subcomponent A.

Speakers: None

Closed Public Hearing.

Action:

A motion was made by Commissioner Holstine, seconded by Commissioner Rollins, and passed 4-0-3 (Commissioners Barth, Gregory, and Vanderlip absent) to recommend that the City Council approve Subcomponent A of General Plan Amendment 2013-002.

Commissioners Gregory and Vanderlip reentered the room and resumed their seats. Commissioner Vanderlip resumed the duties of the Chair.

2. Draft Climate Action Plan

For the Planning Commission to consider the draft Climate Action Plan and environmental determination and make a recommendation to the City Council to adopt the proposed draft “Qualified” Climate Action Plan and draft Negative Declaration.

Open Public Hearing.

Speakers: Sheila Healy and Sue Aiken

Closed Public Hearing.

Action:

1. A motion was made by Commissioner Gregory, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Barth absent) to recommend that the City Council adopt a Negative Declaration for the Draft Climate Action Plan.
2. A motion was made by Commissioner Garcia, seconded by Commissioner Nash, and passed 4-2-1 (Commissioner Barth absent) to recommend that the City Council adopt the Draft Climate Action Plan as a “Qualified” Climate Action Plan. Commissioners Holstine and Gregory disagreed with the recommendation to adopt a “Qualified” Plan as they expressed a belief that doing so would make the plans measures mandatory on a de facto basis.

4. Draft Salinas River Trail Master Plan

For the Planning Commission to receive a briefing on the Draft Salinas River Trail Master Plan and provide a recommendation to the City Council to provide a letter of recommendation to the San Luis Obispo Council of Governments (SLOCOG) for the Plan.

Open Public Hearing.

Speakers: Sheila Healy

Closed Public Hearing.

Action:

A motion was made by Commissioner Holstine, seconded by Commissioner Garcia, and passed 6-0-1 (Commissioner Barth absent) to recommend that the City Council support the Salinas River Trail Plan and send a letter of support to SLOCOG.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval)
 - a. October 7, 2013
 - b. October 14, 2013
 - c. October 28, 2013
 - d. November 4, 2013

Action:

A motion was made by Commissioner Garcia, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Barth absent) to approve the DRC minutes as presented.

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

PLANNING COMMISSION MINUTES FOR APPROVAL

- a. October 8, 2013
- b. October 22, 2013

Action:

A motion was made by Commissioner Gregory, seconded by Commissioner Garcia and passed 6-0-1 (Commissioner Barth absent) to approve the Planning Commission minutes as presented.

REVIEW OF CITY COUNCIL MEETINGS

- a. October 15, 2013 – Al Garcia
- b. October 29, 2013 – Ed Gallagher
- c. November 5, 2013 – Ed Gallagher

PLANNING COMMISSIONERS' COMMENTS - NONE

STAFF COMMENTS

Ed Gallagher reported that there will not be a Commission meeting on November 26, 2013.

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, November 15, 2013 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 18, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, November 19, 2013 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 25, 2013 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

Planning Related Appeal Process

Decisions or determinations by the City's staff, Development Review Committee (DRC) or Planning Commission can be appealed by any interested person (applicant, neighbor, public official, or other interested party). The appeal process is described by Chapter 21.23.A of the City's Municipal Code, and is summarized as follows:

- a. An appeal of a staff determination or interpretation will be heard by the Planning Commission. There is no charge to the appealing party.
- b. The DRC is a subcommittee of the Planning Commission. Their role is to review design details as outlined in Chapter 21.23 B of the Municipal Code. Any decision, determination or recommendation of the DRC may be appealed to the full Planning Commission. There is no charge to the appealing party. In the absence of an appeal to the City Council, the Planning Commission is the final authority on Lot Line Adjustments, Parcel and Subdivision Maps, Conditional Use Permits, Planned Developments, design details and Zoning Code interpretations. Decisions and determinations by the Planning Commission are appeal able to the City Council. Appeals to the City Council require a \$200 fee deposit to be applied toward actual City costs to prepare the appeal (staff time to prepare a report that adequately responds to the appeal, report printing, and required public notices), as adopted by City Council Resolution No. 06-128. Appellants are hereby notified that the actual cost of an appeal may exceed the \$200 deposit and that they will be billed for any additional amounts necessary to cover actual City costs.

When must an appeal be filed?

An appeal must be filed within fifteen (15) calendar days of the decision. Upon receipt of an appeal, the matter will be scheduled for consideration before the appeal body as soon as feasible. Appeal applications can be obtained from the City's website at www.prcity.com, anyone in the Community Development Department or by calling (805) 237-3970.

What is the effect of filing an appeal?

If an appeal is filed, the body considering the appeal will consider the request as if it were a new application. Opportunities will be provided for all interested parties to speak and/or provide evidence to support approval or denial of the appeal.

There is no penalty for filing an appeal. The City cannot and will not penalize anyone for filing an appeal. Each application for a land use or other entitlement is handled on a "first-come-first-served" basis. (The City keeps a "log" of applications filed, and any of the public is welcome to confirm the order of processing for each application.)

How Can I Get More Information on Appeals?

Please check the City's website at www.prcity.com, call the Community Development Department at (805) 237-3970, or stop by City Hall at 1000 Spring Street, Paso Robles, CA 93446.

THE PASO ROBLES PLANNING ACRONYM GLOSSARY

ADT:	Average daily trips made by vehicles or persons in a 24-hour period
ALUP:	Airport Land Use Plan
APCD:	Air Pollution Control District
BMP:	Best Management Practice, Bike Master Plan
CAP:	Climate Action Plan
CC&Rs:	Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)
CDBG:	Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)
CEQA:	California Environmental Quality Act
CFD:	Community Facilities District
SLOCOG:	San Luis Obispo Council of Governments
CUP:	Conditional Use Permit
DRC:	Development Review Committee (a subcommittee of the Planning Commission)
EIR:	Environmental Impact Report
Ex Parte:	Communication between Planning Commissioners and applicants outside of a public meeting
FEMA:	Federal Emergency Management Agency
GHG:	Greenhouse gas
Greenfield:	A large area, usually at the edge of the City, in which properties are either mostly vacant or in agricultural use, but is planned for urban or suburban development
HOME:	Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)
HCP:	Habitat Conservation Plan
HCD:	State Department of Housing & Community Development
HUD:	U.S. Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
LID:	Low Impact Development (measures to reduce rainwater runoff impacts)
LLA:	Landscaping and Lighting District
LOS:	Level of Service (a measurement of traffic efficiency used by CalTrans)
MOU:	Memorandum of Understanding
MND:	Mitigated Negative Declaration
NEG DEC:	Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)
NEPA:	National Environmental Policy Act
PD:	Planned Development/development plan
PUD:	Planned Unit Development (a type of condominium development in which the land beneath a residential unit is owned in fee, as opposed to air space ownership)
SOI:	Sphere of Influence
TOT:	Transient Occupancy Tax
Variance:	A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood
VMT:	Vehicle Miles Traveled