

PLANNING COMMISSION MINUTES
January 28, 2014

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

ABSENT: Nash and Vanderlip

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Kathy Barnett

STAFF BRIEFING: The Commission was reminded that State Law was recently amended to require Roll Call Votes for major agenda items.

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

PRESENTATIONS: None

PUBLIC HEARINGS

1. Planned Development 13-006 and Conditional Use Permit 13-008 (Mullahey Chrysler)

For the Planning Commission to consider the following applications filed by Dennis Flynn Architects on behalf of Tim and Mike Mullahey for establishing a new car dealership on the northeast corner of Golden Hill Road and Tractor Street.

In his presentation of the Staff Report, Darren Nash noted that the City had received and distributed letters submitted by Clarke Moseley and Candy Wyrick commenting on the proposed project to the Planning Commission.

Open Public Hearing.

Speakers: Mike Mullahey, Tim Mullahey, Kathy Barnett

Closed Public Hearing.

Action:

1. A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 5-0-2 (Commissioners Nash and Vanderlip absent) to adopt a Resolution approving a Negative Declaration for the project, amending Paragraph 2 of the discussion of groundwater supplies in Item IX.b. of the Initial Study to replace “combination of resort and residential” with “commercial”.

2. A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 5-0-2 (Commissioners Nash and Vanderlip absent) to adopt the attached Resolution approving Planned Development 13-006 and CUP 13-008, subject to amending Condition No. 1 to replace "...Parcels 025-421-071 & 074" with "...Parcels 025-421-070, -071, -074, and -075 to keep height of stockpile as low as possible."
3. A motion was made by Commissioner Garcia, seconded by Commissioner Barth, and passed 5-0-2 (Commissioners Nash and Vanderlip absent) to adopt the attached Resolution approving CUP 13-008, allowing the installation of the 40-foot tall highway oriented sign, subject to standard and site specific conditions of approval and subject to the City Council adopting Code Amendment 13-001.

2. **Sign Code Amendment 13-001 – Highway Oriented Signs**

For the Planning Commission to consider recommending that the City Council adopt an amendment to the Sign Ordinance to expand the area in which highway-oriented signs may be placed at the intersection of Highway 46 East and Golden Hill Road.

Open Public Hearing.

Speakers: Kathy Barnett

Closed Public Hearing.

Action:

1. A motion was made by Commissioner Barth, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioner Nash and Commissioner Vanderlip absent) to approve the attached Resolution recommending the City Council adopt the Negative Declaration for this project; and
2. A motion was made by Commissioner Barth, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Nash and Vanderlip absent) to recommend the City Council introduce Ordinance No. XXX for first reading at their meeting on February 18, 2014.

3. **Conditional Use Permit 13-007 – Used Car Dealership**

For the Planning Commission to consider an application for a Conditional Use Permit filed by Brent Smith, proposing to establish a used car dealership with automotive repair uses at 201 Spring Street.

This application is categorically exempt from environmental review per Section 15332 (Infill) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

In his presentation of the Staff Report, Darren Nash noted that the City had received and distributed a letter submitted by Sally Depue commenting on the proposed project to the Planning Commission.

Open Public Hearing.

Speakers in Favor: Brent Smith, Joy Sprague
Speakers in Opposition: Kathy Barnett

Closed Public Hearing.

Action:

- 2. A motion was made by Commissioner Garcia, seconded by Commissioner Holstine, and passed 4-1-2, (Commissioner Rollins opposed to the proposed use on the site; Commissioners Nash and Vanderlip absent) to adopt the attached Resolution approving Conditional Use Permit 13-008, allowing for the establishment of a used car dealership with automotive repair uses, subject to the site specific and standard conditions of approval, adding Condition #8 to require that all noise making equipment, such as, but not limited to air compressors shall be located inside the building.

4. New Street Names for Tract 2887 – The Cove

For the Planning Commission to consider a new street name for the private interior street within Tract 2887, which is located at the Southeast corner of River Oaks Drive and Experimental Station Road.

Open Public Hearing.

Speakers: none

Closed Public Hearing.

Action:

A motion was made by Commissioner Holstine, seconded by Commissioner Barth, and passed 5-0-2 (Commissioner Nash and Commissioner Vanderlip absent) to approve the name Playa Circle for the new street name for Tract 2887.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval)
 - a. January 6, 2014
 - b. January 13, 2014

Action:

A motion was made by Commissioner Holstine, seconded by Commissioner Barth, and passed 5-0-2 (Commissioners Nash and Vanderlip 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: Commissioner Rollins
 - d. Measure T Bond Oversight Committee: No report.

PLANNING COMMISSION MINUTES FOR APPROVAL

January 14, 2014

Action:

A motion was made by Commissioner Holstine, seconded by Commissioner Barth and passed 5-0-2 (Commissioners Nash and Vanderlip absent) to approve the Planning Commission minutes as presented.

REVIEW OF CITY COUNCIL MEETINGS

January 21, 2014 Reviewed by Commissioner Garcia.

PLANNING COMMISSIONERS' COMMENTS

Commissioners Rollins and Commissioner Garcia questioned when will there be enough hotels and commented that if one fails the City will be left with affordable housing.

Commissioner Barth:

1. Commented that the City Attorney should have attended the Commission meeting at which the update of the City's CEQA Guidelines were considered;
2. Asked why water is a problem for General Plan Amendments but not for hotels;
3. Noted that a highway sign at the northeast corner of Highways 101 and 46 West directed traffic to El Pollo Loco on Theatre Drive, and this should be investigated;
4. Noted that CalTrans was hosting a meeting on the Highway 101 Corridor on Thursday, January 30, 2014 in Atascadero.

Commissioner Gregory:

1. Commented that the new Yogurt Shop on 12th Street has flashing lights in violation of the Sign Code;
2. Stated that a stop sign is needed on Vine Street at 6th Street;
3. Stated that a painted cross walk is needed at 6th Street and Park Street at the Post Office.

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 CalTrans/SLOGOG Meeting of Thursday, January 30, 2014 at 6:30 pm at Atascadero City Hall, 6500 Palma Avenue, Atascadero 93422;

subsequent adjournment Development Review Committee Meeting of Monday, February 3, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, February 4, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 10, 2014 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, February 11, 2014 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.