



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

PLANNING COMMISSION MINUTES
November 10, 2015

PLANNING COMMISSIONERS PRESENT: Vanderlip, Rollins, Barth, Brennan, Burgett, Cooper and Donaldson

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

PUBLIC HEARINGS -

1. Conditional Use Permit 15-018 – Tracey Burns – 1311 Chestnut Street – Oversized Accessory Structure and Height Exception (APN: 009-021-039)

For the Planning Commission to consider an application filed by Wade Tucker, on behalf of Tracey Burns for a Conditional Use Permit (CUP) to allow the construction of an accessory structure that exceeds 50-percent of the gross floor area of the primary dwelling and exceeds the 15-foot height limit, thereby allowing a guest house addition to an existing detached garage.

Open Public Hearing.

Speakers: Wade Tucker - applicant representative

Closed Public Hearing.

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 7-0-0 to adopt the attached Resolution approving Conditional Use Permit 15-018, allowing an addition to an existing detached accessory building to be larger than 50-

percent of the primary residence, taller than 15- feet, and continue to have an existing non-conforming side yard setback less than 3-feet, subject to standard and site specific conditions of approval.

**2. Two (2) Lot Tentative Parcel Map PR 15-0081, 544 Oak Street (Applicant: Bonelli)
APN: 009-257-001**

For the Planning Commission to consider a two (2) lot Vesting Tentative Parcel Map PR 15-0081 filed by William Bonelli, to subdivide a 7,000 square foot parcel into two parcels of 3,558 and 3,439 square feet, where each of the existing homes would be on separate parcels.

Open Public Hearing.

Speakers: Craig Bonelli - Applicant

Closed Public Hearing.

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Brennan and passed 7-0-0 to adopt a Resolution approving PR 15-0081, allowing for the subdivision of the 7,000 square foot parcel into two parcels where Parcel 1 would be 3,558 square feet and Parcel 2 would be 3,439 square feet, subject to standard and site specific development conditions.

3. Conditional Use Permit 15-021 (Boy Scouts) New 2,736 SF Meeting Facility – 2247 Oak Street

For the Planning Commission to consider an application filed by Nick Gilman on behalf of the Boy Scouts, requesting to amend CUP 64-002 to remove the existing 1,000 square foot meeting facilities building and replace it with a new 2,736 square foot meeting facilities building. (APN: 008-162-005)

Open Public Hearing.

Speakers: John Hamon
Paul Viborg
Steve VanDolen
Larry Mathews
Nick Gilman

Closed Public Hearing.

Action:

A.

A motion was made by Commissioner Rollins, seconded by Commissioner Burgett with the addition of Condition No. 6 to the Resolution and passed 7-0-0 to adopt the Resolution approving the proposed Conditional Use Permit 15-021, subject to standard and site specific conditions of approval and to hold Building Permit until title is cleared up.

New Condition 6: **Prior to the issuance of a building permit, the City Consent of Landowner form shall be provided that indicates the owner(s) of record of the fee interest of the property, and acknowledges their consent of the processing of a building permit for the property.**

4. Conditional Use Permit 15-019 Indoor Sports Use (Billiards Club) – Crimson Cue, Skupien – 1319 Spring Street (APN: 009-037-010)

For the Planning Commission to consider a request filed by Erik Skupien, to establish an indoor sports use for a billiards club on the second floor within the existing building located at 1319 Spring Street.

Open Public Hearing.

Speakers: Eric Skupien – Applicant
John Hamon
Marie Roth
Art Bridge
Keith Gillis
Norma Moye

Closed Public Hearing.

Action:

A.

A motion was made by Commissioner Brennan, seconded by Commissioner Cooper with the amendment to Condition No.1 as follows (changes underlined) and passed 7-0-0 to adopt a Resolution granting approval of Conditional Use Permit 15-019, subject to standard and site specific conditions of approval.

Condition 1: This Conditional Use Permit (CUP) authorizes the establishment of a billiards club (Indoor Sports use) on the second floor of the building at 1319 Spring Street. **The hours of operation will be 11:00am to 12:00am Sunday through Thursday and 11:00am to 2:00am Friday and Saturday.**

OTHER SCHEDULED MATTERS –

5. Historic Resource Preservation Ad Hoc Committee Recommendations

Open Public Hearing.

Speakers: Grace Pucci
Norma Moye

Closed Public Hearing.

Action:

A.

A motion was made by Commissioner Burgett, seconded by Commissioner Barth and passed 7-0-0 to forward the three recommendations of the Historic Preservation Ad Hoc Committee to the City Council, with modifications to the option to include preparing a modified table of activities with activities (in order as listed) 1,2,3,6, and 8 in Phase I, and activities 4,5,7 (with #7 split into 2 activities between applications for modifications and applications for designating historic landmarks) in Phase 2 for implementation. The recommendation also includes a suggestion to request assistance from the future Historic Preservation Committee to help with information and education activities for owners of historic property interested in applying for a modification or designation, in an effort to reduce use of staff resources and costs to the extent practicable.

WRITTEN CORRESPONDENCE – NONE

CONSENT CALENDAR

- 6. Development Review Committee Minutes (for approval)

November 02, 2015

- 7. Planning Commission Minutes (for approval)

October 27, 2015

Action:

A.

A motion was made by Commissioner Barth, seconded by Commissioner Rollins and passed 7-0-0 to approve items #6 and #7 as presented.

- 8. Other Committee Reports:

- a. Parks & Recreation Advisory Committee: Commissioner Brennan Report
- b. Main Street Program: Commissioner Rollins Report
- c. Airport Advisory Committee: Commissioner Cooper Report
- d. Historic Ad Hoc Report: No Report

REVIEW OF CITY COUNCIL MEETINGS

November 03, 2015 Meeting Report : Commissioner Barth

PLANNING COMMISSIONERS’ COMMENTS –

Commission Burgett: Commented on the 240th anniversary USMC.

Commissioner Brennan: No comments.

Commissioner Cooper: Commented on the importance of the Historic process.

Commissioner Rollins: Commented that he the Ad Hoc process was positive.

Commissioner Barth: Commented that the Ad Hoc process is a good one.

Commissioner Donaldson: Spoke regarding Main Street Events.

Commissioner Vanderlip: Commented that he thinks the Ad Hoc process was good.

STAFF COMMENTS –

Director Commented on the following:

- Planning Commission Meeting of November 24, 2015 has been cancelled, next meeting will be on December 08th

- Projects slipping to 2016
- Drought slide

REGULAR MEETING ADJOURNED AT: 9:10PM

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, November 16, 2015 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the City Council Meeting of Tuesday, November 17, 2015 at 6:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Joint City Council and Planning Commission Breakfast of Friday, November 20, 2015 at 7:00 am at Touch of Paso, 1414 Pine Street, Paso Robles;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 23 , 2015 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles;

subsequent adjournment to the Planning Commission Meeting of Tuesday, December 08, 2015 at 6:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles.