



# CITY OF EL PASO DE ROBLES

## *"The Pass of the Oaks"*

### ***PLANNING COMMISSION MINUTES***

**August 09, 2016**

**PLANNING COMMISSIONERS PRESENT:** Rollins, Barth, Davis, Agredano, Donaldson, Burgett and Brennan

**ABSENT:**

**GENERAL 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. TRACT MAP 3060 – AMENDMENT**

**THE ELMS – MARK MASI**

**APN: 025-402-022**

For the Planning Commission to consider the applicant's request to amend Vesting Tentative Tract 3060, to reduce the number of lots created by the subdivision from fourteen (14) lots to seven (7).

Commissioner Shannon Agredano announces she has a conflict of interest on the Item due to proximity of personal residence and leaves the room.

Open Public Comment.

***Speakers:*** Christy Gabler  
Larry Werner

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Barth, seconded by Commissioner Donaldson and passed 6-1-0 (Abstain: Agredano) to adopt a Resolution granting an amendment to Vesting Tentative Map approval for Tract 3060;

Commissioner Agredano returns to room.

**2. CITY HILLSIDE GRADING ORDINANCE AMENDMENT**

For the Planning Commission to consider making a recommendation to the City Council regarding a comprehensive amendment to the “Grading Ordinance” (Zoning Ordinance sections 21.14A and 21.16E).

Open Public Comment.

***Speakers:*** Larry Werner  
Christy Gabler

Closed Public Comment.

***Action:***

- A. A motion was made by Commissioner Donaldson, seconded by Commissioner Burgett and passed 7-0-0 to adopt Resolution A recommending, consistent with the California Environmental Quality Act, the City Council certify a Negative Declaration for the proposed project; and
- B. A motion was made by Commissioner Donaldson, seconded by Commissioner Barth and passed 7-0-0 to adopt Resolution B, recommending the City Council adopt an ordinance amending Zoning Ordinance sections 21.14A and 21.16E (Grading Ordinance) amendment as recommended by the Grading Ordinance Advisory Committee.

**OTHER SCHEDULED MATTERS - NONE**

**WRITTEN CORRESPONDENCE** – NONE

**CONSENT CALENDAR**

**4. Development Review Committee Minutes (for approval)**

July 11, 2016  
July 18, 2016  
August 1, 2016

**5. Planning Commission Minutes (for approval)**

July 12, 2016

***Action:***

- A. A motion was made by Commissioner Brennan, seconded by Commissioner Barth and passed 7-0-0 to Consent Items #4 and #5 with amendments (See Attachments 1 and 2).

**6. Other Committee Reports:**

- a. Parks & Recreation Advisory Committee: Commissioner Davis Report
- b. Main Street Program: Commissioner Rollins Report
- c. Airport Advisory Committee: Commissioner Donaldson Report
- d. Housing Opportunity Advisory Committee: No Report
- e. Shot- Term Rentals City Manager’s Task Force: Director Report
- f. PC Handbook AD Hoc:  
-Next meeting date will be on August 31 at 2:00pm

**REVIEW OF CITY COUNCIL MEETINGS**

July 19, 2016 Meeting Report: Commissioner Brennan Report  
August 2, 2016 Meeting Report: Commissioner Burgett Report

**PLANNING COMMISSIONERS’ COMMENTS** - None

**STAFF COMMENTS** – None

## REGULAR MEETING ADJOURNED AT: 08:03 PM

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](http://www.prcity.com/government/planning%20commission/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.

# Attachment 1

Amended

## DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – July 18, 2016

**Meeting Location:** The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

**DRC Members Present:** John Donaldson, Scott Brennan and Shannon Agredano

**Staff Present:** Susan DeCarli

**Applicants and others present:** Feng Li, Harry Fu Chow

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File #: Sign Plan  
Application: Request to install new wall sign  
Location: 2138 Spring Street, Suite C  
Applicant: Feng Li

Discussion/Action

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The DRC provided the applicant direction to eliminate the phone number from the sign, consider alternative materials instead of a boxed, internally illuminated design, and use external lighting directed onto the sign. The applicant agreed to redesign the sign.

# Attachment 2

## Amended

### DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – August 1, 2016

**Meeting Location:** The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

**DRC Members Present:** John Donaldson, Shannon Agredano, and Scott Brennan

**Staff Present:** Warren Frace, Susan DeCarli

**Applicants and others present:** Larry Werner, Sarah Clark, Danny Bittiker

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**File #:** Destino de Paso Robles PD 08-002 Amendment  
**Application:** Revised resort plan and architecture  
**Location:** 3350 Airport Road  
**Applicant:** Karen Stier  
**Discussion:** Mr. Werner provided an overview of the proposed project, noting the details of the prior project approved and the revised project design and layout. Discussion included project phasing, street design, access road, sewer lift station, bike lanes, walkways, landscaping, architectural design. The DRC requested a Planning Commission site tour prior to consideration by the Planning Commission.  
**Action:** The DRC unanimously recommended approval of this project to the Planning Commission.

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**File #:** Sign Plan  
**Application:** Retrofit existing monument sign for Mobil  
**Location:** 1339 Spring Street  
**Applicant:** Bakersfield Lighting Inc.  
**Discussion:** Staff person Delgado described the proposed sign modifications, and digital format for price display. The DRC determined the digital display was in keeping with the applicable sign regulations and guidelines.  
**Action:** The DRC unanimously approved the new sign.

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**File #:** Grading Plan  
**Application:** Review grading plan for single family home  
**Location:** 315 Maplewood Court  
**Applicant:** Vince Vanderlip  
**Discussion:** Staff person Delgado presented the site plan, grading, architecture and roof design. The applicant provided supplemental information on site details for

grading, and roof materials related to the architectural design. Since the grading would not be visible from public views the DRC found that it complied with the intent of the existing grading ordinance. The DRC also found that since the proposed roof design is flat that they supported use of the proposed roofing materials provided that the applicant use a darker/earth tone color scheme. The roof materials are not metal.

Action: The DRC approved the grading plan and architecture for this project.

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Item Added to Agenda:

File #: Sign Plan

Application: Request to install new wall sign

Location: 2138 Spring Street, Suite C

Applicant: Feng Li (not present)

Discussion/Action

: The DRC provided the applicant direction to revise the sign lettering so that it appears 3-dimensional (ie. they could possible use painted drop shadowing) and a sign frame that provides shadows for enhanced depth. They also suggested use of recessed lighting under the building eave instead of the fixtures so that it would appear more attractive and not be visible from the street.

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Adjournment to August 8, 2016, at 3:30 pm