

**PLANNING COMMISSION
MINUTES**

July 10, 2012

PLANNING COMMISSIONERS PRESENT: Barth, Garcia, Gregory, Holstine, Peterson, Treatch

ABSENT: Vanderlip

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. **FILE #:** **CONDITIONAL USE PERMIT 12-002**
 APPLICATION: To review alternative designs for the cellular antenna (faux pine tree) facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: Tricia Knight on behalf of Verizon Wireless
 LOCATION: 2340 Park Street
 (APN: 008-171-016)

Opened Public Hearing.

Public Testimony: In favor: Tricia Knight, representative
Opposed: None

Neither in favor nor opposed but expressing concerns and voicing questions: John Hamon

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Gregory, and passed 6-0-1 (Commissioner Vanderlip absent), to approve Conditional Use Permit 12-002 for the construction of a faux pine tree wireless communication facility with the addition of Condition No. 7 that requires Development Review Committee approval, prior to the issuance of a building permit, of the final landscape plan, decorative screen wall, and color/material board for the tree branch, foliage and bark. This condition also requires that all equipment enclosed by the wall may not extend above the top of the wall.

2. FILE #: **MISCELLANEOUS 12-001**
APPLICATION: To consider adoption of a mitigated negative declaration for the construction of a 10” underground water line across the property located north of Highway 46 East, and East of the eastern terminus of Wisteria Lane to provide water service to the Justin Winery building on Wisteria Lane. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Wallace Group on behalf of Justin Winery
LOCATION: North of Highway 46 East and East of the eastern terminus of Wisteria Lane.

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 Holstine, and passed 6-0-1 (Commissioner Vanderlip absent), to approve Miscellaneous 12-001 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE – NONE

COMMITTEE REPORTS

3. Development Review Committee Minutes (for approval):
 - a. June 25, 2012

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

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

PLANNING COMMISSION MINUTES FOR APPROVAL

5. June 26, 2012

Commissioner Barth recused himself and left the hearing room.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Gregory and passed 5-1-1 (Commissioner Barth abstained, Commissioner Vanderlip absent) to approve the Planning Commission minutes above as presented.

Commissioner Barth resumed his seat on the dais.

REVIEW OF CITY COUNCIL MEETING

6. July 3, 2012

Commissioner Gregory provided an overview.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Peterson reported banners at Paso Bowl and Appy's Liquor that have been up for a year and should be removed.

- Commissioner Barth reported issues with two handicap ramp locations. The crosswalk lines should be removed at the north side of the intersection of 11th & Spring and replaced at the south side of that intersection where a new handicap ramp was installed. The crosswalk at 12th & Park leads directly into the curb instead of the ramp.

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 Specialty Silicone Fabricators Open House on Friday, July 13, 2012 from 3 pm to 6 pm at 3077 Rollie Gates Drive, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 16, 2012 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, July 17, 2012 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast of Friday, July 20, 2012 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 23 2012 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, July 24, 2012 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NEITHER OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.