

**PLANNING COMMISSION  
MINUTES**

**June 26, 2007**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Holstine, Menath, Steinbeck, Withers

**ABSENT:** Johnson, Treach

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** No briefing given.

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

**PRESENTATIONS:** None

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**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.**

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**PUBLIC HEARINGS**

- 1. FILE #: **PLANNED DEVELOPMENT 07-006 and  
CONDITIONAL USE PERMIT 95-018  
AMENDMENT**
- APPLICATION: To consider a request to construct a 16,690, two-story expansion to the existing Creston Village assisted living 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: North Coast Engineering on behalf of Emeritus Assisted Living
- LOCATION: 1919 Creston Road

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner, applicant representative

Opposed: None

Having questions: Tom Hardwick  
Earl McMinn

Closed Public Hearing.

**Action:** A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Treach absent), to approve a Negative Declaration for Planned Development 07-006 and amendment to Conditional Use Permit 95-018 as presented.

**Action:** A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Treach absent), to approve Planned Development 07-006 as modified.

**Action:** A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Treach absent), to approve an amendment to Conditional Use Permit 95-018 as presented.

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- 2. FILE #: **CONDITIONAL USE PERMIT 07-009**
- APPLICATION: To consider a request to establish a bed and breakfast inn. The Planning Commission will also be considering the content and

potential application of any conditions of approval that relate to the subject application.  
APPLICANT: McCarthy on behalf of Van Horn  
LOCATION: 1521 Vine Street

Opened Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 5-0-2 (Commissioners Johnson and Treach absent), to continue the Open Public Hearing for Conditional Use Permit 07-009 to the Planning Commission Meeting of July 10, 2007.

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3. FILE #: **CONDITIONAL USE PERMIT 07-008**  
APPLICATION: To consider a request to install a 30-foot tall highway oriented sign. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Center Neon on behalf of Paso Robles Ford  
LOCATION: 2401 Oakwood Street

Opened Public Hearing.

**Public Testimony:** In favor: Bob Burgess, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Treach absent), to approve Conditional Use Permit 07-008 as presented.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval):
  - a. June 4, 2007
  - b. June 11, 2007

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Treatch absent), to approve the DRC Minutes listed above as presented.

- 5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: Commissioner Holstine provided an update of upcoming events.
  - d. Airport Advisory Committee: No report given
  - e. Measure T Bond Oversight Committee: Nothing to report

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**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ron Whisenand reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 6. June 12, 2007

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Menath, and passed 4-0-2-1 (Commissioners Johnson and Treatch absent; Commissioner Steinbeck abstained), to approve the Planning Commission Minutes of June 12, 2007 with the noted change.

**REVIEW OF CITY COUNCIL MEETING**

June 19, 2007

Chairperson Holstine provided a brief review of the City Council Meeting including the report issued by the Grand Jury on the Farmer’s Alliance Building and the City’s response thereto.

**PLANNING COMMISSIONERS’ COMMENTS**

- Commissioner Withers indicated that the list of required improvements on the Allen Little project could be used with similar projects.

- Commissioner Flynn questioned the need to update assisted living unit parking requirements.
- Commissioner Menath complimented Darren on his handling of signage review and Spring Street improvements.
- Commissioner Holstine reminded the Planning Commission of Lisa Solomon's Swearing In Ceremony on Monday, July 2, 2007 at 10:00 am at the City Park Gazebo.

**STAFF COMMENTS**

None

**ADJOURNMENT** to the Swearing-In Ceremony for incoming Police Chief, Lisa Solomon on Monday, July 2, 2007 at 10:00 am at the City Park Gazebo;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, July 2, 2007 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, July 9, 2007 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 10, 2007, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.