

**PLANNING COMMISSION  
MINUTES**

**December 11, 2007**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Hodgkin, Holstine, Johnson, Peterson, Steinbeck (arriving at 8:30), Treatch

**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

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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**

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|----|--------------|--|
| 1. | FILE #:      | <b>PLANNED DEVELOPMENT 07-010 and REZONE 07-002</b>  |
|    | APPLICATION: | To consider a request to convert an existing 8-unit apartment complex into a mixed use project, consisting of office and commercial uses as well as retaining three apartment units; and to rezone the subject site from R3 to C3 to bring the zoning into |

compliance with the Commercial Service (CS) land use designation. The Planning Commission will not be taking final action on the proposed project; it will make a recommendation to the City Council regarding this matter. As part of its recommendation, the Planning Commission will review a proposed Negative Declaration (Statement that the project will not have any significant environmental effects) in accordance with the California Environmental Quality Act (CEQA). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Colin Weyrick  
LOCATION: 2027 Riverside Avenue

Opened Public Hearing.

**Public Testimony:** In favor: Kim Prader, applicant representative on behalf of Steve Puglisi  
Opposed: None

Close Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Hodgkin, and passed 6-0-1 (Commissioner Steinbeck absent), to recommend that the City Council approve Rezone 07-002 as presented.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Johnson, and passed 4-2-1 (Commissioners Hodgkin and Holstine opposed, Commissioner Steinbeck absent), to approve Planned Development 07-010 with changes recommended by staff and the requirement that a modified design that includes 4-sided architecture and a change in roofing material subject to DRC approval.

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2. FILE #: **CONDITIONAL USE PERMIT 07-017**  
APPLICATION: To consider a request for a request to establish a beer and wine bar in a Manufacturing (M) zoning district. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Noel A. Monteleone  
LOCATION: 1331A Vendels Circle

Opened Public Hearing.

**Public Testimony:** In favor: Noel Monteleone  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Treach, and passed 6-0-1 (Commissioner Steinbeck absent) to continue Conditional Use Permit 07-017 to the Planning Commission Meeting of January 8, 2008.

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3. **FILE #:** **TENTATIVE PARCEL MAP PR 07-0157**  
**APPLICATION:** To consider a request to subdivide an existing 4.8-acre commercial parcel into three lots. The subdivision would allow for Kennedy Club Fitness, along with the two commercial buildings which are all currently under construction, to each be located on separate parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Kirk Consulting on behalf of Kevin Kennedy  
**LOCATION:** 500 South River Road

Opened Public Hearing.

**Public Testimony:** In favor: Rachel Kovas, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Tentative Parcel Map 07-0157 as presented.

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**Commissioner Steinbeck arrived and assumed his seat on the dais.**

4. **FILE #** **ROLLING HILLS ROAD ROUNDABOUT PLAN LINE**  
**APPLICATION:** To consider plans to establish a plan line for Creston and Rolling Hills Roads at their intersection in order to accommodate a roundabout instead of a standard traffic signal. The plan line will determine

the limits of dedication from two private properties on the north side of Creston Road for right-of-way for the roundabout. The Planning Commission will not be taking final action on the proposed plan line; it will make a recommendation to the City Council regarding this matter. As part of its recommendation, the Planning Commission will review a proposed Negative Declaration (Statement that the project will not have any significant environmental effects) in accordance with the California Environmental Quality Act (CEQA).

APPLICANT: City of Paso Robles  
LOCATION: Intersection of Creston and Rolling Hills Roads

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: Bob Spielman  
Tom Eyers  
Lara Spielman

Neither in favor nor  
opposed but expressing concerns: Marshal Ochylski

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0 to recommend that the City Council adopt a Plan Line for the intersection of Creston and Rolling Hills Roads consistent with the W-Trans report dated September 15, 2006 recommending the modern roundabout.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. November 5, 2007
  - b. November 19, 2007
  - c. November 26, 2007

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Hodgkin, and passed 7-0 to approve the DRC Minutes listed above as presented.

6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Treach reported on outreach to user groups.
  - b. PAC (Project Area Committee): Commissioner Treach discussed the PAC's review of the RDA budget and other matters.
  - c. Main Street Program: Commissioner Holstine provided an update of Main Street events.
  - d. Airport Advisory Committee: No meeting
  - 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**

7. November 27, 2007

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to approve the Joint City Council/Planning Commission Minutes of November 27, 2007 as presented.

### **REVIEW OF CITY COUNCIL MEETING**

December 3, 2007

Commissioner Holstine provided an overview of the City Council Meeting of December 3, 2007.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson asked about the status of the CRASP.
- Commissioner Flynn commented on the problems with the microphone system in Council Chambers.
- Commissioner Peterson welcomed Mat Fawcett and asked for an alternate Commissioner to cover at the next Council Meeting. Commissioner Holstine agreed to cover the meeting.

## **STAFF COMMENTS**

Ron Whisenand discussed the following:

Status of the Downtown Parking Study

A schedule of upcoming meetings and those that are cancelled, including the cancellation of the joint breakfast meeting of Friday December 21, 2007, and the Planning Commission Installation Dinner will be held on Sunday January 6, 2008. Further information is to follow.

Ron Whisenand reported that a Christmas card had been received at the Department for the Planning Commission from the Police Department.

A letter to the County Board of Supervisors has been forwarded regarding the Gearhart project as requested by the Commission.

The Uptown/Town Centre contract award staff report is scheduled to go to City Council on January 2, 2008.

The Gateway ad-hoc Committee is scheduled to meet on Monday, December 17, 2007.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, December 17, 2007 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission officer installation dinner of Sunday, January 6, 2008 at 6:30 pm at Chico's;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 7, 2008, 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, January 8, 2008, 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.