

**PLANNING COMMISSION
MINUTES**

April 22, 2008

PLANNING COMMISSIONERS PRESENT: Flynn, Holstine, Johnson, Peterson, Steinbeck, Treach

ABSENT: Hodgkin

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 07-019**
 APPLICATION: To consider a request for the installation of a new automated car wash in conjunction with the rebuilding of an existing gas station. The Planning

Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Cebulla Associates on behalf of Steve Elsayed
LOCATION: 1441 Spring Street (APN: 008-316-016 and 015)

Opened Public Hearing.

Public Testimony: In favor: Steve Elsayed, applicant
Opposed: None

Neither in favor nor
opposed but expressing concerns: Liz Chadley

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and tied on a 3-3-1 vote (Commissioners Steinbeck, Treach, and Peterson opposed; Commissioner Hodgkin absent) to approve Conditional Use Permit 07-019.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Hodgkin absent), to continue the Conditional Use Permit to the meeting of June 10, 2008 in order to obtain more information on the proposed sound attenuation measures.

2. FILE #: **TENTATIVE PARCEL MAP PR 07-0294 AND PLANNED DEVELOPMENT 05-016 AMENDMENT**
APPLICATION: To consider a request to subdivide an approximate 30-acre site into 3 parcels and 1 remainder lot. In conjunction with the subdivision request is a request to amend PD 05-016 to establish the development standards for future development of the 3 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: John McCarthy on behalf of Dry Creek Partners, LLC
LOCATION: Southwest corner of Airport Road and Dry Creek Road. (APN: 025-435-013 & 014)

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Hodgkin absent), to approve a Mitigated Negative Declaration for Tentative Parcel Map PR 07-0296 and Amendment to Planned Development 05-016 as presented.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Hodgkin absent), to approve Tentative Parcel Map PR 07-0296 as presented.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Hodgkin absent), to approve an Amendment to Planned Development 05-016 as presented.

- 3. FILE #: **CONDITIONAL USE PERMIT 07-001 REVIEW**
- APPLICATION: To review the status of an existing use permit allowing the Downtown Brew restaurant, the ability to have amplified music and dancing as an accessory to the existing restaurant.
- APPLICANT: City of Paso Robles
- LOCATION: 1108 Pine Street

Opened Public Hearing.

Police Lieutenant Robert Burton presented the police log of complaints.

Public Testimony: In favor: Darren Smith, applicant
Tim Hodge, applicant
John Roush
Opposed: Tom Waylett, Attorney, Hotel Cheval
Judy Hudson, Hotel Cheval

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Hodgkin absent), to approve Option A of the staff report and halting operations until compliance with the required changes has been met. The Commission asked for a status report in 30 days. The

applicant was given 60 days from the date of this hearing to install the additional sound mitigation improvements to the balcony area.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. March 31, 2008
 - b. April 7, 2008

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Hodgkin 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 report given
 - c. Main Street Program: Commissioner Holstine provided an update of upcoming activities.
 - d. Airport Advisory Committee: April meeting is being postponed.
 - e. Measure T Bond Oversight Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 6. April 8, 2008

Action: A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Hodgkin absent) to approve the Planning Commission Minutes of April 8, 2008 as presented.

REVIEW OF CITY COUNCIL MEETING

7. April 15, 2008

Commissioner Steinbeck provided an overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Peterson stated that he will be emailing staff a report from the Planner's Institute.

Commissioner Holstine asked about the status of the parallel route study and activities on Highway 46 east.

Commissioner Steinbeck stated that he will not be in attendance at the May 6, 2008 joint City Council/Planning Commission Meeting.

STAFF COMMENTS

Ron Whisenand announced and discussed the upcoming Pre-Charrette Workshop and the Charrette schedule.

ADJOURNMENT to the Development Review Committee Meeting of Monday, April 28, 2008 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, May 5, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint City Council/Planning Commission Pre-Charrette Workshop of Tuesday, May 6, 2008 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Uptown/Town Centre Design Charrette beginning Sunday, May 11, 2008 through Friday May 16, 2008 at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, May 16, 2008 at 7:00 am at Touch of Paso;

There will not be a Planning Commission Meeting on Tuesday, May 13, 2008 due to the Uptown Town Centre Design Charrette.

subsequent adjournment to the Development Review Committee Meeting of Monday, May 19, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Post-Charrette Meeting of Tuesday, May 27, 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.

**JOINT PLANNING COMMISSION/CITY COUNCIL
MINUTES**

May 27, 2008

CITY COUNCIL MEMBERS PRESENT: Hamon, Nemeth, Picanco, Strong and Mecham

PLANNING COMMISSIONERS PRESENT: Flynn, Hodgkin, Holstine, Johnson, Peterson, Steinbeck

ABSENT: Commissioner Tretch

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None (Note: Carol Morrison spoke under public comment regarding her desire that the City Park Merry-go-round be restored and replaced in conjunction with the Town Centre Specific Plan. Her comments have been reflected as part of the Town Centre Agenda discussion.)

STAFF BRIEFING: None

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

PRESENTATIONS: None

DISCUSSION

Opening comments and introduction by Ron Whisenand.

Presentation of the recommendations for the Uptown/Town Centre Specific Plan by Moule and Polyzoides and summarization of the results of the Charrette process.

Opened Public Hearing.

Public Testimony:

Carol Morrison: Wants the merry-go-round restored and returned to City Park.

Pearl Munak: Wants to plan for affordable rental housing; wants an inclusionary housing ordinance

Julia Maxey: Concerned with traffic calming and impacts of slowing of vehicles.

Jay Huebner: Commented on parking meters/pay for parking.

Closed Public Hearing.

Comments by Planning Commission and City Council:

- Commissioner Steinbeck: Asked about the life of the Specific Plan (How long it will last); asked about flexibility.
- Commissioner Holstine: Need to look at 13th Street; asked about alternative energy and whether it will be mandatory.
- Commissioner Flynn: Public projects are too optimistic; wants to not limit private development rights by showing public projects; energy and sustainability requirements may go too far.
- Commissioner Hodgkin: Wants to prioritize programs, i.e., parking, affordable housing, etc.); wants Robbins Field left as is.
- Commissioner Johnson: Wants Specific Plan to address signage including sandwich board signs
- Commissioner Peterson: Provided supportive comments on planning effort; wants to know if the City needs a Town Architect; pay to park status.
- Councilman Hamon: How will density be dealt with at Oak Park; consider roundabouts on new Park Street Boulevard.
- Councilman Strong: Wants angled parking to extend to 8th Street; wants transit issues (route suggestions/modifications) addressed.
- Councilman Picanco: How will pipeline projects be addressed; sports fields and replacement need to be addressed; sports fields need to address lighting; would like ball fields reconsidered along Paso Robles Street; likes replacement field for Pioneer and 36th St.; bulb-outs take too much room – traffic calming needs to be realistic and accommodate delivery trucks; uptown shouldn't create a separate city – needs to be integrated.
- Councilman Nemeth: Positive feedback; four-sided architecture
- Councilman Mecham: Wants to know if there is an economic study for the Specific Plan; Paso Robles Blvd. – are we considering the buildings and businesses that are currently there? If replaced, where will they go? Form Based Codes shouldn't set the theme.

Reopened Public Hearing.

Public Testimony:

Fred Sweeney: Complimentary

Neil Olsen: Likes the plan but is concerned about Form Based Codes; would like a class; not friendly to property owners.

Matt Masia: Has concerns with the Pioneer Auto Parts building getting developed; Performing Arts Center my take away from prime retail property.

Jay Huebner: Concerned with historic status of his building and may want to tear it down.

Joe Cardinale: Owns property designated as a park (floodway)

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Strong, and passed 5-0, to receive and file the post-charrette presentation material along with the comments received this evening.

ADJOURNMENT:

Planning Commission adjournment to the Development Review Committee Meeting of Monday, March 31, 2008 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, April 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, April 8, 2008, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

City Council adjournment to the regular City Council Meeting of Tuesday, April 1, 2008 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

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