

**PLANNING COMMISSION
MINUTES**

November 12, 2008

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

ABSENT: Holstine

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 08-007**
APPLICATION: To consider a request to establish a motorcycle repair shop and the ancillary activities of selling parts and clothing. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Jake and Stephanie Dayton
LOCATION: 1324 Vendels Circle, Suite 101

Opened Public Hearing.

Public Testimony: In favor: Mark Davis, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treatch, seconded by Commissioner Flynn, and passed 6-0, (Commissioner Holstine absent), to approve Conditional Use Permit 08-007 as presented.

This item is a continued Open Public Hearing from the Planning Commission Meeting of October 28, 2008.

- 2. FILE #: **PLANNED DEVELOPMENT 08-007**
APPLICATION: To consider a request to construct a 2,500 square foot Jack in the Box drive-through restaurant with ancillary parking and landscaping areas. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Curt Pringle and Associates
LOCATION: 2500 Golden Hill Road

Continued Open Public Hearing.

Public Testimony: In favor: Peter Woodingham, applicant representative
Steve Schneider, applicant representative

Neither in favor nor
opposed but expressing concerns: Kathy Barnett

Opposed: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Treach, and passed 6-0 (Commissioner Holstine absent), to continue Planned Development 08-007 to the Planning Commission Meeting of November 25, 2008.

- 3. **FILE #:** **PLANNED DEVELOPMENT 08-010**
- APPLICATION:** To consider a request to construct an 84 unit apartment complex reserved for low-income tenants. The project also proposes an approximate 3,400 square foot clubhouse, 34,000 square feet of common open space, bus shelter and other amenities. The City also intends to adopt the associated Mitigated Negative Declaration. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Thom Jess on behalf of Conner LLC
- LOCATION:** 80 S. River Road

Opened Public Hearing.

Public Testimony: In favor: Thom Jess, applicant representative
Scott Stokes, applicant engineer
Jerry Rioux, SLO Co. Housing Trust Fund
Carol Hatley, SLO Housing Authority
Kathy Barnett

Opposed: Tim Teller
John Borst
Pamela Nelson
Mike Harrod
Tawni Crose
Richard Littlefield

Received letters of opposition at the meeting from Christopher Holiday and Joanna Jones which were read into the record.

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Hodgkin, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Holstine absent), to recommend that the City Council adopt Planned Development 08-010 with the provision that staff look into improved access off of South River Road and Cary Street.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. October 27, 2008

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

- 5. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: No report – Commissioner Holstine absent
 - d. Airport Advisory Committee: No meeting
 - e. Measure T Bond Oversight Committee: Commissioner Hodgkin provided a brief report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided a report including upcoming City Council action on CDBG programs.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 6. October 28, 2008

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Holstine absent), to approve the Planning Commission Minutes of October 28, 2008 as presented.

REVIEW OF CITY COUNCIL MEETING

7. November 4, 2008

No report given.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson asked if the A-frame sign for Lo Mejor de Michoacan Restaurant on 12th Street has been approved.
- Commissioner Treatch asked about the City's policy on banners.
- Commissioner Peterson invited everyone to attend the Paderewski Festival this weekend.

STAFF COMMENTS

Ron Whisenand reminded the Commissioners that the Planning Commission Meeting of December 9, 2008 will be the first of two Workshop/Training Sessions focusing on use of historic surveys and education on contents of a proposed City Historic Preservation Ordinance.

Ron will be absent from the Planning Commission Meeting of November 25, 2008. Ed Gallagher will be acting Director.

The Golden Hill Retirement project will be on Council's next agenda.

ADJOURNMENT to the Development Review Committee Meeting of Monday, November 17, 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 Breakfast Meeting of Friday, November 21, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 24, 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, November 25, 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.