

**PLANNING COMMISSION  
MINUTES**

**November 25, 2008**

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

**ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:**  
Mayor Frank Mecham expressed his thanks to the Planning Commission for all their hard work and dedication during his tenure as a Councilman and Mayor.

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None

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**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**

*This item is a continued Open Public Hearing from the Planning Commission Meeting of November 12, 2008.*

- 1. FILE #: **PLANNED DEVELOPMENT 08-007**  
APPLICATION: To consider a request to construct a 2,500square 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 Whittingham, applicant representative

Opposed: None

Neither in favor nor opposed  
but expressing concerns: Dale Gustin  
Tom Hardwick

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Hodgkin, and passed 7-0 to adopt a Mitigated Negative Declaration for Planned Development 08-007 as presented.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and failed 3-4 (Commissioners Holstine, Hodgkin, Johnson, and Steinbeck opposed), to approve Planned Development 08-007 with modification to have the screenwall returned to DRC for approval and no occupancy allowed until the Highway improvements are complete.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Hodgkin, and passed 4-3 (Commissioners Flynn, Peterson and Treach opposed), to approve Planned Development 08-007 with modification to Conditions No. 12 and 13 and to have the screenwall returned to DRC for approval.

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2. FILE #: **CONDITIONAL USE PERMIT 08-008**  
APPLICATION: To consider a request to install a wireless communication facility within a proposed cupola on an existing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Maryann Novak on behalf of Metro PCS  
LOCATION: 2025 Mesa Road

Opened Public Hearing.

**Public Testimony:** In favor: Maryann Novak, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0 to approve Conditional Use Permit 08-008 as presented.

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3. FILE #: **CONDITIONAL USE PERMIT 08-009**  
APPLICATION: To consider a request to reface an existing non-conforming highway oriented sign for an existing card room. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Tom Taylor on behalf of David Sterns  
LOCATION: 1244 Black Oak Drive

Opened Public Hearing.

**Public Testimony:** In favor: Tom Taylor, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and failed 2-5 (Commissioners Hodgkin, Peterson, Flynn, Treach and Steinbeck opposed), to approve Conditional Use Permit 08-009 subject to site specific and standard conditions of approval (Option A).

**Action:** A motion was made by Commissioner Hodgkin, seconded by Commissioner Peterson, and passed 5-2 (Commissioners Johnson and Holstine opposed), to deny Conditional Use Permit 08-009 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. November 3, 2008
  - b. November 10, 2008

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Peterson, and passed 7-0, 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: Commissioner Holstine gave a rundown of upcoming events.
  - d. Airport Advisory Committee: No meeting
  - e. Measure T Bond Oversight Committee: Meeting was held 2 weeks ago; they are looking for 2 new committee members.

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

Ed Gallagher reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

6. November 12, 2008

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Treach and approved 6-1 (Commissioner Holstine abstained), to approve the Planning Commissioner Minutes of November 12, 2008 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

7. November 18, 2008

Commissioner Steinbeck gave an overview of the City Council meeting of November 18, 2008.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Flynn reported that there is a new sign in the parkway of Golden Hill and Union Roads for the Culinary Institute.
- Commissioner Peterson thanked everyone for making the Paderewski Festival a success.
- Commissioners Holstine, Treach, and Johnson wished everyone a Happy Thanksgiving.
- Commissioner Hodgkin noted that the Elegant Evening Downtown was a success.

## **STAFF COMMENTS**

None

**ADJOURNMENT** at 9:01 pm to the Development Review Committee Meeting of Monday, December 1, 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, December 8, 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, December 9, 2008, at **7:00 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.

**PLANNING COMMISSION  
MINUTES**

**December 9, 2008**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Hodgkin, Holstine, Peterson, Tretch and one vacancy

**COUNCILMEMBERS PRESENT:** Picanco, Hamon, Strong, Steinbeck, and Gilman

**ABSENT:** Johnson

**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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- 1. WORKSHOP/TRAINING SESSION FOCUSING ON USE OF HISTORIC SURVEYS AND EDUCATION ON CONTENTS OF A PROPOSED CITY HISTORIC PRESERVATION ORDINANCE.**

See attached agenda and materials from Historic Resources Group.

A presentation was made by Christy McAvoy, historical consultant.

Question and answer period from Planning Commission, City Council and the public.  
No action taken.

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**OTHER SCHEDULED MATTERS**

NONE

**PLANNING COMMISSIONERS' COMMENTS**

Commissioner Treach thanked staff for everything they have done in the past year and wished everyone a Merry Christmas.

**STAFF COMMENTS**

Ron Whisenand reminded the Commissioners of the Reorganization Dinner of Sunday January 11, 2009 at 6:30 pm at Chico's Restaurant.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, December 15, 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, December 19, 2008 at Touch of Paso Restaurant;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, December 22, 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, December 29, 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, January 5, 2009 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Reorganization Dinner of Sunday January 11, 2009 at 6:30 pm at Chico's Restaurant;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 12, 2009 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 13, 2009 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

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