

**PLANNING COMMISSION  
MINUTES**

**February 24, 2009**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Gregory, Holstine, Johnson, Nemeth, Treach

**ABSENT:** Peterson

**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. | <b>FILE #:</b>      | <b>PLANNED DEVELOPMENT 08-011</b>   |
|    | <b>APPLICATION:</b> | To consider a request to import 62,500 cubic yards of compacted fill dirt into lower 2.96-acre portion of site. The fill dirt would raise this portion of the |

site approximately 10-feet. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Frank & Betty Clayton  
LOCATION: Northeast corner of Paso Robles Blvd. and Highway 46 East (APN: 025-433-001)

Opened Public Hearing.

**Public Testimony:** In favor: Brett Butterfield, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory, and approved 6-0-1 (Commissioner Peterson absent), to approve a Mitigated Negative Declaration for Planned Development 08-011 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and approved 5-1-1 (Commissioner Holstine opposed, Commissioner Peterson absent), to approve Planned Development 08-011 as modified.

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*Commissioner Treatch stepped down for the following item due to a conflict of interest.*

2. FILE #: **GENERAL PLAN AMENDMENT 09-001, REZONE 09-001, PLANNED DEVELOPMENT 08-001, CONDITIONAL USE PERMIT 08-001 and LOT LINE ADJUSTMENT PR 07-0293**
- APPLICATION: To consider a request to amend the land use designation from Agriculture (AG) to Parks & Open Space (POS) for Parcel 2 and change the zoning district from Residential Agriculture (RA) to Parks & Open Space (POS), for Parcel 2, and to change the zoning district for Parcels 1 and 3, from Residential Agriculture (RA) to Agriculture (AG). There is also a request to establish a 332-space Recreational Vehicle (RV) Resort on Parcel 2 and to adjust the property lines of the existing three

parcels to correspond with the proposed project. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Paso Robles Motorcoach  
LOCATION: At the northern end of Golden Hill Road

Opened Public Hearing.

**Public Testimony:** In favor: Christy Gabler, NCE, applicant representative  
John Peil  
Ken Mundee

Opposed: Victoria Simon Berg  
Scott Berg  
Greg Kudlick  
Mike Weber  
Matt Bryant  
Tom Hardwick  
Kathy Barnett

Neither in favor nor  
opposed but expressing concerns: Bob Fonarow  
Joe McCowin  
Chet Simon

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Holstine, and passed 4-1-1-1 (Commissioner Johnson opposed, Commissioner Treatch abstained, Commissioner Peterson absent), to recommend that the City Council approve a Mitigated Negative Declaration for General Plan Amendment 09-001, Rezone 09-001, Planned Development 08-001, Conditional Use Permit 08-001 and Lot Line Adjustment PR 07-0293 as presented.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Holstine, and passed 4-1-1-1 (Commissioner Johnson opposed, Commissioner Treatch abstained, Commissioner Peterson absent), to recommend that the City Council approve General Plan Amendment 09-001, Rezone 09-001, Planned Development 08-001, Conditional Use Permit 08-001 and Lot Line Adjustment PR 07-0293 as modified.

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*Commissioner Treach resumed his seat on the dais.*

- 3. FILE #: **MISCELLANEOUS 09-001**  
 APPLICATION: To consider making a finding of General Plan consistency for a proposed declaration of surplus property which was relinquished by the Department of Transportation (Caltrans) to the City of Paso Robles.  
 APPLICANT: City of Paso Robles  
 LOCATION: at the northern terminus of 38<sup>th</sup> Street between Vine and Oak Streets, and adjacent to US Highway 101.

Opened Public Hearing.

**Public Testimony:** No public testimony given, either in favor or opposed.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Peterson absent), to report to the City Council that the declaration of surplus property would be consistent with the General Plan.

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**OTHER SCHEDULED MATTERS**

4. **GENERAL PLAN ANNUAL REPORT**

Kathy Barnett discussed the importance of the Planning Commission reading the General Plan.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Nemeth, and passed 6-0-1 (Commissioner Peterson absent), to recommend that the City Council approve submittal of the 2009 General Plan Annual Report to the Governor’s Office of Planning and Research and to the Department of Housing and Community Development as presented.

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**WRITTEN CORRESPONDENCE** -- NONE

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## **COMMITTEE REPORTS**

5. Development Review Committee Minutes (for approval):
  - a. February 2, 2009
  - b. February 9, 2009

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

6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Gregory discussed the Parks & Recreation Training that he recently attended.
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: Nothing to report
  - d. Airport Advisory Committee: No meeting
  - e. Measure T Bond Oversight Committee: No meeting due to lack of a quorum.

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

Ed Gallagher provided an update of the Council's upcoming review of the annual CDBG Program expenditures for 2009.

## **PLANNING COMMISSION MINUTES FOR APPROVAL**

7. February 10, 2009

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-0-1-1 (Commissioner Treach abstained, Commissioner Peterson absent), to approve the Planning Commission Minutes of February 10, 2009 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

8. February 17, 2009

Commissioner Nemeth provided a review of the meeting.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson asked about the Brown Act as it relates to Planning Commissioners attending the upcoming Treana event.

- Commissioner Gregory asked about the timing of the start of the South Vine Street project.

### **STAFF COMMENTS**

- Ron Whisenand addressed the following:
- Specific Plan Processing Priorities including a City Council workshop in late April.
- Uptown/Town Centre Public Review Draft will be available soon.
- Olsen Ranch/Beechwood and Chandler Ranch Area Specific Plan property owner developments
- Highway 46 E Corridor Public Workshop will be held March 11, 2009.
- Highway 46 E Corridor Council hearing will be held March 17, 2009.
- Appeal of the Handley-Destino Paso project will be March 17, 2009.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 2, 2009 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, March 9, 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, March 10, 2009 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.