

**PLANNING COMMISSION  
MINUTES**

**March 10, 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**

1.     **FILE #:**                     **CONDITIONAL USE PERMIT 09-002**  
       **APPLICATION:**        To consider a request to establish a church. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Brad Alford, New Day Church  
LOCATION: 1749 Ramada Drive

Opened Public Hearing.

**Public Testimony:** In favor: Brad Alford, applicant (pastor)  
Brian Beckham, leasing agent  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-1-1 (Commissioner Garcia opposed, Commissioner Peterson absent), to approve Conditional Use Permit 09-002 as modified.

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**Commissioner Holstine stepped down for the following item due to a conflict of interest; the applicant's are her client.**

2. FILE #: **AMENDMENT TO VESTING TENTATIVE TRACT 2962**  
APPLICATION: To consider an amendment to Vesting Tentative Tract 2962. The Tract Map would subdivide the two existing parcels totaling approximately 40.33 acres, into 9 parcels. Additionally, the map would allow the subdivision of 175 casitas hotel units into commercial resort air space condominiums, in a manner where the resort will retain 50% ownership of all airspace units. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: North Coast Engineering on behalf of Jerry and Katherine Handley  
LOCATION: Along the east side of Airport Road, just north of the intersection of Airport Road and Highway 46 East.

Opened Public Hearing.

**Public Testimony:** In favor: Larry Werner, applicant representative  
Wayne Caruthers, Airport Advisory Committee (conditionally supportive)

Opposed: None

Neither in favor nor  
Opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory, and passed 3-2-1-1 (Commissioners Johnson and Treach opposed, Commissioner Holstine abstained, Commissioner Peterson absent), to approve the amendment to Vesting Tentative Tract Map 2962 as modified.

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**OTHER SCHEDULED MATTERS**

*Commissioner Gregory refrained from the next two items due to a conflict of interest; property ownership within 500' of these two properties.*

3. FILE #: **CONDITIONAL USE PERMIT 08-006 STATUS REPORT**

Informal review required as a Condition of Approval of the Use Permit to determine whether loitering and noise is being deterred/controlled.

**Discussion:** Captain Robert Burton of the Paso Robles Police Department answered questions expressed by the Commissioners and public. Speaking from the public was Kathy Barnett with questions about the volume level of music.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Garcia and passed 4-0-1-2 (Commissioner Gregory refrained, Commissioners Holstine and Peterson absent), to receive and file the report as set out in the staff report.

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4. FILE #: **CONDITIONAL USE PERMIT 06-012 STATUS REPORT**

Informal review required as a Condition of Approval of the Use Permit to determine whether loitering and noise is being deterred/controlled.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Garcia and passed 4-0-1-2 (Commissioner Gregory refrained, Commissioners Holstine and Peterson absent), to receive and file the report as set out in the staff report.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. February 17, 2009
  - b. February 23, 2009

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Holstine and Peterson absent) to approve the DRC Minutes listed above as presented.

- 6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Gregory provided an update of the Committee’s discussion regarding volunteerism.
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: No report given
  - d. Airport Advisory Committee: Commissioner Nemeth provided an update of the Committee’s position on the Handley project.
  - e. Measure T Bond Oversight Committee: No meeting

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

Ron Whisenand reported that all projects are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 7. February 24, 2009

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Nemeth, and passed 5-0-2 (Commissioners Holstine and Peterson absent), to approve the Planning Commission Minutes of February 24, 2009 as presented.

**REVIEW OF CITY COUNCIL MEETING**

- 8. March 3, 2009

Commissioner Nemeth provided an update.

## **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Nemeth encouraged his fellow Commissioners to attend the Council meetings that will be discussing the Specific Plans.

Commissioner Garcia thanked Lonnie for forwarding correspondence on issues related to the Commission.

Commissioner Gregory thanked Commissioner Nemeth for inviting him to attend Airport Advisory Committee meetings; he also discussed the Memorial Day Art Festival.

## **STAFF COMMENTS**

Ron Whisenand alerted the Commission that the adjournment to the CalTrans Workshop of Wednesday March 11, 2009 is corrected as follows:

**ADJOURNMENT** to the Highway 46 east Public Workshop of Wednesday, March 11, 2009 at 5:00 pm at Park Ballroom, 1226 Park Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, March 16, 2009 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, March 20, 2009, at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, March 23, 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 24, 2009 at **7:00 pm** at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446. This meeting is the second in a series of joint Workshop/Training Sessions for the Planning Commission and City Council on Use of Historic Surveys and Education on Contents of a proposed City Historic Preservation Ordinance.

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**

**March 24, 2009**

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

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

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

Second Workshop of a series of 3. 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 asked how Code Enforcement of the Historical Preservation Ordinance will be handled. He also provided a brief overview of the City Council Meeting of March 17, 2009.

**STAFF COMMENTS**

**Appoint attendee to City of San Luis Obispo's Administrative Hearing Process.** Ron Whisenand will work with Commissioners Treach and Nemeth on this meeting.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 30, 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, April 6, 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, April 13, 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, April 14, 2009 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

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