

**PLANNING COMMISSION  
MINUTES**

**April 24, 2007**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Johnson, Menath, Steinbeck, Tretch

**ABSENT:** Holstine, Withers

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** No briefing given.

**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**

*The following item is proposed to be opened and continued to the Planning Commission Meeting of Tuesday, May 8, 2006.*

- 1. FILE #: **TIME EXTENSION CONDITIONAL USE PERMIT 05-004, PLANNED DEVELOPMENT 05-007, REZONE 05-002 AND TENTATIVE TRACT 2745**
- APPLICATION: A request for a one-year time extension to construct a mixed use project with commercial retail, office, residences and a church in the Regional Commercial Mixed Use zoning district. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Halferty/DeBeikes, Joint Venture
- LOCATION: The northeast corner of Oak Hill Road and Old South River Road; APNs: 009-814-020 and -021

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Treach, and passed 5-0-2 (Commissioners Holstine and Withers absent), to continue the Open Public Hearing for a Time Extension for Conditional Use Permit 05-004, Planned Development 05-007, Rezone 05-002 and Tentative Tract 2745 to the Planning Commission Meeting of May 8, 2007.

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- 2. FILE #: **CONDITIONAL USE PERMIT 07-002**
- APPLICATION: To consider a request to install a wireless communication facility within the existing Granary Building (Cool Hand Luke's). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Tricia Knight on behalf of Clearwire LLC
- LOCATION: 1111 Riverside Ave.

Opened Public Hearing.

**Public Testimony:** In favor: Tricia Knight, applicant representative

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Treach, and passed 5-0-2 (Commissioners Holstine and Withers absent), to approve Conditional Use Permit 07-002 as presented.

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- 3. FILE #: **PLANNED DEVELOPMENT 97005  
AMENDMENT**
- APPLICATION: To consider an application to construct a new 4,800 square foot equipment storage 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: Dennis Collins on behalf of Treana Winery
- LOCATION: 4280 Second Wind Way

Opened Public Hearing.

**Public Testimony:** In favor: Creighton McDonald, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Holstine and Withers absent), to approve an Amendment to Planned Development 97005 as presented.

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

- 4. FILE #: **PLANNED DEVELOPMENT 07-002 AND  
TENTATIVE TRACT 2916**
- APPLICATION: To consider a request to construct three new commercial/light-industrial buildings totaling 44,000 square feet. The subdivision would subdivide the buildings into twenty-two (22) separate industrial condominium 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: Thomas Lang Architects on behalf of August Liebelt  
LOCATION: On Germaine Way within the Golden Hill Industrial Park (Lot 14 of Tract 2269).

Opened Public Hearing.

**Public Testimony:** In favor: Bob Tomaszewski, project architect  
Opposed: None

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 4-0-1-2 (Commissioner Treach refrained, Commissioners Holstine and Withers absent), to approve a Negative Declaration for Planned Development 07-002 and Tentative Tract 2916 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 4-0-1-2 (Commissioner Treach refrained, Commissioners Holstine and Withers absent), to approve Planned Development 07-002 as presented but with the screened backflow device and master sign plan to be reviewed by DRC.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 4-0-1-2 (Commissioner Treach refrained, Commissioners Holstine and Withers absent), to approve Tentative Tract 2916 as presented.

*Commissioner Treach resumed his seat on the dais.*

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

5. Development Review Committee Minutes (for approval):
  - a. March 19, 2007
  - b. March 26, 2007
  - c. April 2, 2007
  - d. April 9, 2007

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

- 6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): Commissioner Menath stated there would be a meeting on May 3, 2007.
  - c. Main Street Program: No report given
  - d. Airport Advisory Committee: Commissioner Treach stated there would be a meeting on April 26, 2007.
  - e. Measure T Bond Oversight Committee: No report given

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

Ron Whisenand reported that all projects are progressing as scheduled.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 7. April 10, 2007

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-0-2 (Commissioners Holstine and Withers absent), to approve the Planning Commission Minutes of April 10, 2007 as presented.

**REVIEW OF CITY COUNCIL MEETING**

April 3, 2007

Commissioner Menath provided a brief review of the above listed City Council Meeting.

**PLANNING COMMISSIONERS' COMMENTS**

None

**STAFF COMMENTS**

The Planning Commission's recommendation on the Dan Lloyd General Plan Amendment/Rezone is going forward to the City Council on May 1, 2007.

There will be continuing Parking discussion held with the Council and community on the evening of May 30, 2007. More information will follow.

Permit Streamlining will be discussed with input from the building community and the Permit Streamlining ad-hoc committee on May 31, 2007 from 1:00 to 3:00 pm.

No appeal of the Taco Bell sign decision was received.

The initial stage of the Olsen Beechwood Specific Plan EIR is now underway.

Kudos to the DRC Committee on their review of Golden Hill Commercial Center.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, April 30, 2007 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 7, 2007 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, May 8, 2007, 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.