

**PLANNING COMMISSION
MINUTES**

August 28, 2007

PLANNING COMMISSIONERS PRESENT: Flynn, Holstine, Johnson, Peterson, Steinbeck, Treach, Withers

ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED - Item No. 3 was proposed to be Opened and Continued to the Planning Commission Meeting of September 11, 2007.

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

The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 14, 2007.

Commissioner Treach refrained due to a conflict of interest.

- 1. FILE #: **GENERAL PLAN AMENDMENT 07-002(b) AND REZONE 06-005**
- APPLICATION: To recommend that the City Council consider a request to amend the land use designation and zoning from Agricultural/Airport Overlay to Parks and Open Space/Airport Overlay. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Munde
- LOCATION: Golden Hill Road north of Highway 46 east (APNs 025-431-037 and -038)

Continued Open Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: Jerry Boxer
Kathy Barnett

Neither in favor nor opposed but expressing concerns: Dale Gustin
Ron Rose

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and denied 4-2-1 (Commissioners Steinbeck and Holstine opposed, Commissioner Treach refrained), to recommend the City Council deny General Plan Amendment 07-002(b) and Rezone 06-005 as presented.

Commissioner Treach resumed his seat on the dais.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 14, 2007.

- 2. FILE #: **PLANNED DEVELOPMENT 06-025 AND CONDITIONAL USE PERMIT 06-013**
- APPLICATION: To consider a request to develop a regional shopping center including: a 169,112 square foot home improvement and garden center; and several other retail buildings with a combined building square footage of

approximately 105,000 s.f., and three restaurant pads. The project is in the Commercial/Light Industrial (C-3) 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: Regency Centers
LOCATION: Northwest corner Highway 46 east and Golden Hill Road (APNs 025-391-037, -033, -039, -063, and -067)

Continued Open Public Hearing.

Public Testimony: In favor: Carol Florence, applicant representative
Mike Leonard, Regency Centers
Clint Pierce, applicant
Dale Gustin, in favor but expressing concerns
David Hannish, in favor but expressing concerns
George Garcia, in favor but expressing concerns
David Kudija, in favor but expressing concerns

Opposed: Patrick Gross

Neither in favor nor opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Withers, and passed 6-1 (Commissioner Flynn opposed), to approve a Mitigated Negative Declaration for Planned Development 06-025 and Conditional Use Permit 06-013 as presented.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Peterson, and passed 6-1 (Commissioner Flynn opposed), to approve Planned Development 06-025 and Conditional Use Permit 06-013 as modified.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of September 11, 2007.

- 3. FILE #: **CONDITIONAL USE PERMIT 07-004**
APPLICATION: To consider a request to a request filed by, to install a wireless communications facility consisting of up to 12 panel antennas mounted on either a 50'-tall monopole either in the form of a flag pole or a palm

tree. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Sprint/Nextel Corporation
LOCATION: 1600 Country Club Drive, near the existing clubhouse at the Country Club Golf Course.

Opened Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Withers, and passed 7-0 to continue the Open Public Hearing for Conditional Use Permit 07-004 to the Planning Commission Meeting of September 11, 2007.

4. FILE #: **CONDITIONAL USE PERMIT 07-012**
APPLICATION: To consider a request to install a wireless communications facility consisting of a new 85'-tall sport light pole with attached wireless antennas. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Verizon Wireless
LOCATION: In the vicinity of the existing baseball fields at Paso Robles High School, 801 Niblick Road.

Opened Public Hearing.

Public Testimony: In favor: Dino Putrino, applicant representative
Sheldon Smith, School District representative

Opposed: None

Neither in favor nor opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 4-2 (Commissioners Treach and Flynn opposed), to approve Conditional Use Permit 07-012 as presented.

5. FILE #: **CONDITIONAL USE PERMIT 07-015**

APPLICATION: To consider a request a request filed by, to install three panel antennas behind RF transparent screening within the rooftop dormers of the 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: Tricia Knight for Clearwire

LOCATION: 725 Creston Road

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 7-0 to approve Conditional Use Permit 07-015 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval): -- NONE
- 7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine reported that the Olive Festival was excellent.
 - d. Airport Advisory Committee: No meeting
 - e. Measure T Bond Oversight Committee: Commissioner Withers reported on construction progress.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. August 14, 2007

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Steinbeck, and passed 7-0 to approve the Planning Commission Minutes of August 14, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

August 21, 2007

Commissioner Johnson provided a brief summary of the City Council Meeting of August 21, 2007.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Steinbeck provided local real estate statistics.

Commissioner Peterson thanked the Commission for his warm welcome.

Commissioner Flynn asked about the status of the Fairbairn Building doors.

Commissioner Treach advised the Commission of his attendance at the Community Workshop for the Gearhart (Vista del Hombre/Links) Workshop.

Commissioner Holstine asked about Water Park parking; mentioned the audio/visual equipment in the Council Chambers; and noted to staff that there appears to be a leak in the Fountain in City Park.

STAFF COMMENTS

Ron Whisenand advised the Commission that Downtown Parking Study Consultant Interviews had taken place this afternoon; and that Town Centre proposals are due on Friday, August 31st. He also informed them that there is a possibility of a Joint Planning Commission/City Council CRASP Meeting later this Fall.

ADJOURNMENT to the Development Review Committee Meeting of Monday, September 10, 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, September 11, 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.