

**PLANNING COMMISSION
MINUTES**

April 8, 2008

PLANNING COMMISSIONERS PRESENT: Flynn, Hodgkin, Holstine, Johnson, Peterson, Steinbeck, Treatch

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

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

1. **FILE #:** **TENTATIVE TRACT 2972**
 APPLICATION: To consider a request to subdivide two existing light industrial/storage buildings into air space condominiums. 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, Inc. on behalf of Nunno, LLC
LOCATION: 3500 Dry Creek Road

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Mike Nunno, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treatch, seconded by Commissioner Flynn, and passed 7-0 to approve Tentative Tract 2972 with modification to Condition No. 8 regarding constructive notice and Condition No. 9 requiring DRC Review of the Master Sign Program.

OTHER SCHEDULED MATTERS

2. FILE #: **MISCELLANEOUS 08-001**
APPLICATION: To consider a request for a mural
APPLICANT: Matthew Riley on behalf of Spring Street, LLC
LOCATION: North facing wall of 1215 Spring Street

Mathew Riley, business owner explained the advertising capability of the mural.

Action: A motion was made by Commissioner Treatch, seconded by Commissioner Hodgkin, and failed on a 3-4 vote (Commissioners Flynn, Johnson, Holstine and Peterson opposed), to deny the mural as presented due to it being commercial advertising in nature.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Treatch opposed), to continue the matter to a date uncertain and ask the applicant to bring back a more concise plan outlining how wineries will be involved, the number of potential logos to be presented, size of logos, advertising/maintenance fees, and ways to restore the building exterior once the mural is no longer needed.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. March 3, 2008
 - b. March 10, 2008
 - c. March 17, 2008
 - d. March 24, 2008 – No meeting

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.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Meeting cancelled, no report.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine discussed upcoming events.
 - d. Airport Advisory Committee: No report.
 - e. Measure T Bond Oversight Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5.
 - a. March 11, 2008
 - b. March 25, 2008

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Flynn, and passed 7-0 to approve the above Planning Commission Minutes as presented. Commissioner Treach abstained from the vote on the March 11, 2008 meeting as he was absent from that meeting.

REVIEW OF CITY COUNCIL MEETING

- 6. April 1, 2008

Commissioner Holstine provided an overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn asked about the upcoming Uptown/Town Centre Specific Plan Discovery Workshops.
- Commissioner Peterson thanked the City for sending him to the Planner's Institute and would like more discussion of advertising and murals.
- Commissioner Holstine provided positive comments about Kennedy Club Fitness.
- Commissioner Johnson asked about the status of and complaints about Downtown Brew.
- Commissioner Hodgkin talked about the upcoming business expo.
- Commissioner Treach asked about the ashtray on the stop sign in front of Villa Creek.

STAFF COMMENTS

- Ron Whisenand reiterated the dates of the Uptown/Town Centre Specific Plan Discovery Workshops. He also gave a re-cap of the Downtown Parking Meeting finale.

ADJOURNMENT to the Uptown Discovery Workshop of Thursday, April 10, 2008 at 6:00 pm at Georgia Brown Elementary School, 525 – 36th Street, Paso Robles, CA 93446;

subsequent adjournment to the Town Centre Discovery Workshop of Friday, April 11, 2008 at 6:00 pm at Paso Robles Inn Ballroom, 1103 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 14, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Uptown/Town Centre Discovery Workshop of Thursday, April 17, 2008 at 6:00 pm at the Paso Robles Event Center (Special Event Center Building), 2198 Riverside Avenue, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, April 18, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 21, 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, April 22, 2008, 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.