

**PLANNING COMMISSION
MINUTES**

November 25, 2008

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

ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:
Mayor Frank Mecham expressed his thanks to the Planning Commission for all their hard work and dedication during his tenure as a Councilman and Mayor.

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

This item is a continued Open Public Hearing from the Planning Commission Meeting of November 12, 2008.

- 1. FILE #: **PLANNED DEVELOPMENT 08-007**
APPLICATION: To consider a request to construct a 2,500square foot Jack in the Box drive-through restaurant with ancillary parking and landscaping areas. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Curt Pringle and Associates
LOCATION: 2500 Golden Hill Road

Continued Open Public Hearing.

Public Testimony: In favor: Peter Whittingham, applicant representative

Opposed: None

Neither in favor nor opposed
but expressing concerns: Dale Gustin
Tom Hardwick

Closed Public Hearing.

Action: A motion was made by Commissioner Treatch, seconded by Commissioner Hodgkin, and passed 7-0 to adopt a Mitigated Negative Declaration for Planned Development 08-007 as presented.

Action: A motion was made by Commissioner Treatch, seconded by Commissioner Flynn, and failed 3-4 (Commissioners Holstine, Hodgkin, Johnson, and Steinbeck opposed), to approve Planned Development 08-007 with modification to have the screenwall returned to DRC for approval and no occupancy allowed until the Highway improvements are complete.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hodgkin, and passed 4-3 (Commissioners Flynn, Peterson and Treatch opposed), to approve Planned Development 08-007 with modification to Conditions No. 12 and 13 and to have the screenwall returned to DRC for approval.

2. FILE #: **CONDITIONAL USE PERMIT 08-008**
APPLICATION: To consider a request to install a wireless communication facility within a proposed cupola on an 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: Maryann Novak on behalf of Metro PCS
LOCATION: 2025 Mesa Road

Opened Public Hearing.

Public Testimony: In favor: Maryann Novak, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0 to approve Conditional Use Permit 08-008 as presented.

3. FILE #: **CONDITIONAL USE PERMIT 08-009**
APPLICATION: To consider a request to reface an existing non-conforming highway oriented sign for an existing card room. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Tom Taylor on behalf of David Sterns
LOCATION: 1244 Black Oak Drive

Opened Public Hearing.

Public Testimony: In favor: Tom Taylor, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and failed 2-5 (Commissioners Hodgkin, Peterson, Flynn, Treach and Steinbeck opposed), to approve Conditional Use Permit 08-009 subject to site specific and standard conditions of approval (Option A).

Action: A motion was made by Commissioner Hodgkin, seconded by Commissioner Peterson, and passed 5-2 (Commissioners Johnson and Holstine opposed), to deny Conditional Use Permit 08-009 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

4. Development Review Committee Minutes (for approval):
 - a. November 3, 2008
 - b. November 10, 2008

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.

5. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine gave a rundown of upcoming events.
 - d. Airport Advisory Committee: No meeting
 - e. Measure T Bond Oversight Committee: Meeting was held 2 weeks ago; they are looking for 2 new committee members.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. November 12, 2008

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Treach and approved 6-1 (Commissioner Holstine abstained), to approve the Planning Commissioner Minutes of November 12, 2008 as presented.

REVIEW OF CITY COUNCIL MEETING

7. November 18, 2008

Commissioner Steinbeck gave an overview of the City Council meeting of November 18, 2008.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn reported that there is a new sign in the parkway of Golden Hill and Union Roads for the Culinary Institute.
- Commissioner Peterson thanked everyone for making the Paderewski Festival a success.
- Commissioners Holstine, Treach, and Johnson wished everyone a Happy Thanksgiving.
- Commissioner Hodgkin noted that the Elegant Evening Downtown was a success.

STAFF COMMENTS

None

ADJOURNMENT at 9:01 pm to the Development Review Committee Meeting of Monday, December 1, 2008 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, December 8, 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, December 9, 2008, at **7:00 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.