

**PLANNING COMMISSION  
MINUTES**

**February 10, 2009**

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

**ABSENT:** Treach

**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**

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

- 1. FILE #: **CONDITIONAL USE PERMIT 08-012**  
 APPLICATION: To consider a request to establish a wine bar. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Paso Wine Centre  
 LOCATION: 1240 Park Street

Opened Public Hearing.

**Public Testimony:** In favor: Ryan Broersma, applicant  
 Opposed: None

Neither in favor nor  
 opposed but expressing opinions: Tom Hardwick

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Nemeth, and passed 5-0-1-1 (Commissioner Treatch absent, Commissioner Gregory abstained) to approve Conditional Use Permit 08-012 with modification as follows: 1) The use permit will require an amendment for any other proposal to sell alcohol other than beer and wine at this establishment; and 2) The sidewalk area in front of the establishment shall be kept in a neat and clear manner.

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*Commissioner Gregory resumed his seat on the dais.*

- 2. FILE #: **CONDITIONAL USE PERMIT 09-001**  
 APPLICATION: To consider a request to establish a wine bar. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: The Wine Wrangler, Inc.  
 LOCATION: 800 Pine Street

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Treach absent), to approve Conditional Use Permit 09-001 with modification as follows: The use permit will require an amendment for any other proposal to sell alcohol other than beer and wine at this establishment.

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

- 3. FILE #: **PLANNED DEVELOPMENT 08-002, CONDITIONAL USE PERMIT 08-002 AND TENTATIVE TRACT 2962**
- APPLICATION: To consider a request to subdivide the two existing parcels totaling approximately 40.33 acres, into 9 parcels and to construct a resort project consisting of 291 hotel and casitas rooms.. Additionally, the tract map would further subdivide the 175 casitas units into condominium units, in a manner that would be similar to a time-share unit that would have a limit of stay to no longer than 30 days and be consistent with the requirements of transient lodging. The project would include accessory uses such as restaurant, spa, conference center, trails, pools, parking lots and other accessory uses. 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 for Jerry and Kathleen Handley
- LOCATION: Northeast Paso Robles, 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: Steve Goodman, applicant’s financial advisor  
David Foote, FIRMA (applicant’s landscape arch.)  
Steve Puglisi, applicant’s architect  
Ken Mundee

Opposed: None

Neither in favor nor  
opposed but expressing concerns: Tom Hardwick  
Bob Fonarow  
Kathy Barnett  
Joy Sprague

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory, and passed 4-1-1-1 (Commissioner Johnson opposed, Commissioner Holstine abstained, Commissioner Treach absent), to approve a Mitigated Negative Declaration for Planned Development 08-002, Conditional Use Permit 08-002 and Tentative Tract 2962 with modification to the required mitigation measures.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-1-1 (Commissioner Holstine abstained, Commissioner Treach absent), to approve Planned Development 08-002 with modification.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-1-1 (Commissioner Holstine abstained, Commissioner Treach absent), to approve Conditional Use Permit 08-002 with modification.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-1-1 (Commissioner Holstine abstained, Commissioner Treach absent), to approve Tentative Tract 2962 with modification.

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**OTHER SCHEDULED MATTERS**

4. **HOUSING ELEMENT UPDATE**

For the Planning Commission to make recommendations to the City Council for the Update of the Housing Element of the General Plan.

A presentation was made by Ed Gallagher, Housing Programs Manager.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory, and passed 5-0-2 (Commissioners Holstine and Treach absent), to recommend the City Council approve the schedule for updating the Housing Element with the key dates as set out in Option A of the staff report.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):  
January 26, 2009

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Gregory and passed 5-0-2 (Commissioners Holstine and Treatch absent), to approve the DRC Minutes of January 26, 2009 as presented.

- 6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Gregory provided an update including a schedule for the cleaning of tennis courts.
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: No report
  - d. Airport Advisory Committee: No meeting
  - e. Measure T Bond Oversight Committee: Commissioner Nemeth provided an update.

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

Ron Whisenand reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 7. January 27, 2009

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Garcia, and passed 5-0-2 (Commissioners Holstine and Treatch absent), to approve the Planning Commission Minutes of January 27, 2009 as presented.

**REVIEW OF CITY COUNCIL MEETING**

- 8. February 3, 2009

No report provided.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Gregory asked about more time to review major projects.
- Commissioner Johnson asked if the City is addressing the problem of panhandlers.

- Commission Peterson expressed his gratitude for the new audio/visual equipment in Chambers.

### **STAFF COMMENTS**

- Ron Whisenand reminded the Planning Commission of the special City Council Meeting tomorrow night which will provide the Economic Strategy Status report and the Community Goal Setting session.
- He further advised the Commission that the City Council will be considering Specific Plan Preparation Options at the City Council Meeting of February 17, 2009.

**ADJOURNMENT** to the City Council Goal Setting Workshop of Wednesday, February 11, 2009 at 7:00 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, February 20, 2009 at 7:00 am at Touch of Paso Restaurant;

**subsequent adjournment** to the City Council Goal Setting Workshop of Saturday, February 21, 2009 at 9:00 am at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, February 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, February 24, 2009 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.