

**PLANNING COMMISSION  
MINUTES**

**October 12, 2010**

**PLANNING COMMISSIONERS PRESENT:** Garcia, Holstine, Nemeth, Peterson, Treach, Vanderlip

**ABSENT:** Gregory

**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**

1.     **FILE #:**                             **CONDITIONAL USE PERMIT 10-003**  
       **APPLICATION:**                A request to establish a pre-school and day care center within the existing church education facilities. 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 County Christian Fellowship – Ted Weber

LOCATION: 421 9<sup>th</sup> Street  
(APN: 009-141-003, 004, 012, 013)

Opened Public Hearing.

Commissioner Vanderlip recused himself and left the hearing room.

**Public Testimony:** In favor: Ted Weber, applicant representative  
Opposed: None

Neither in favor nor  
opposed but expressing concerns: Brenda Lewis, neighbor, concerned with lack of  
pavement on rest of alley and wants a block wall  
constructed in Phase I.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner  
Nemeth, to approve Conditional Use Permit 10-003 as modified with landscaping and  
trash enclosure to return to staff for approval. The motion was later withdrawn by  
Commissioner Treach.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner  
Holstine, and passed 4-1-1-1 (Commissioner Treach opposed), to approve Conditional Use  
Permit 10-003 as modified with pervious pavement, wood fence in Phase I to be replaced  
with masonry in Phase II and trash enclosure to return to staff for approval and landscaping  
for DRC approval.

Closed Public Hearing.

Commissioner Vanderlip returned to the meeting.

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2. FILE #: **CONDITIONAL USE PERMIT 10-004**  
APPLICATION: A request to construct a new 7,416 square  
foot commercial tire store. The Planning  
Commission will also be considering the  
content and potential application of any  
conditions of approval that relate to the  
subject application.  
APPLICANT: America's Tire Store  
LOCATION: 2441 Golden Hill Road (APN: 025-422-032)

Opened Public Hearing.

**Public Testimony:** In favor: Jeremy Freund, Wallace Group, agrees with  
conditions

Opposed: None

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Garcia, and passed 6-0-1 to approve Conditional Use Permit 10-004 as presented.

Closed Public Hearing.

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- 3. FILE #: **CONDITIONAL USE PERMIT 10-006**
- APPLICATION: A request to install a blower-dryer to the existing carwash. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: El Camino North Car Wash – Gary Pederson
- LOCATION: 740 21<sup>st</sup> Street  
(APN: 008-226-003)

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Vanderlip, and passed 6-0-1, to approve Conditional Use Permit 10-006 as presented.

Closed Public Hearing.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 4. Development Review Committee Minutes (for approval):
  - a. September 27, 2010

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Treach and passed 6-0-1 to approve the DRC minutes above as presented.

5. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Garcia provided an update to include the Parks for Pups project and the issue of park safety. He also stated the demonstration garden has been a success
  - b. Main Street Program: Commissioner Holstine provided an update.
  - c. Airport Advisory Committee: Commissioner Nemeth provided an update. He discussed the committee appointments and the prison.
  - d. Measure T Bond Oversight Committee: Commissioner Peterson will report later.

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

Program is proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

6. September 28, 2010

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Vanderlip and passed 4-2-1 (Commissioners Garcia and Tretch abstained) to approve the Planning Commission minutes of September 28, 2010 above as presented.

**REVIEW OF CITY COUNCIL MEETING**

7. October 5, 2010

Commissioner Garcia provided an update.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Nemeth commented on the tire store as a good project for the City.
- Commissioner Vanderlip complemented the City on Sunset's Savor the Central Coast and Pioneer Day.
- Commissioner Holstine asked about City goal setting.
- Commissioner Peterson complemented the Commission on handling Item 1 and the Paderewski Festival.

## STAFF COMMENTS

- A Joint Planning Commission/City Council Study Session on the Uptown/Town Centre Specific Plan draft Salinas River Corridor is scheduled for October 26, 2010.
- The Historic Preservation Ordinance hearing is scheduled for November 9, 2010.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at [http://www.prcity.com/government/planning\\_commission/agendas.asp](http://www.prcity.com/government/planning_commission/agendas.asp).

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

**AMERICANS WITH DISABILITIES ACT** Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

**ADJOURNMENT** to the Joint Planning Commission/City Council Breakfast of Friday, October 15, 2010 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, October 18, 2010 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, October 25, 2010 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Joint Planning Commission/City Council Study Session on the Uptown/Town Centre Specific Plan draft Salinas River Corridor vision on Tuesday, October 26, 2010 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NEITHER OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.