

**PLANNING COMMISSION
MINUTES**

May 10, 2011

PLANNING COMMISSIONERS PRESENT: Barth, Garcia, Gregory, Holstine, Peterson, Treatch, Vanderlip

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

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| 1. | FILE #: | MODIFICATION/REVOCAION OF PLANNED DEVELOPMENT 94-003 AND CONDITIONAL USE PERMIT 94-005 |
| | APPLICATION: | A request to consider modification and/or revocation of the entitlements associated with the Links Golf Course. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application. |
| | APPLICANT: | BIH Management, LLC |

LOCATION: 5151 Jardine Road
(APNs: 025-422-(021-024), 025-443-(002-023),
025-444-(010-014))

Opened Public Hearing.

Public Testimony: In favor: Brandon Hinrichs, applicant/operator of the Links
Golf Course
Jeremy Howard, Jardine resident
Dan Dornbos

Opposed: Ed Anshen, General Manager of Paso Robles Golf
Club

Closed Public Hearing.

Action: A motion was made by Commissioner Garcia, seconded by Commissioner
Barth, and passed 7-0 to allow the 2-year extension of Planned Development 94-003 and
Conditional Use Permit 94-005 to continue operation of the Links Golf Course with the
requirement for the business operator and property owners to come forward with a Business
Plan to complete the Phase 3 and 4 improvements or revocation of the entitlements may be
considered.

2. FILE #: **CONDITIONAL USE PERMIT 11-002**
APPLICATION: A request to establish a used car lot on an existing
developed site. The Planning Commission will also
be considering the content and potential application
of any conditions of approval that relate to the
subject application.
APPLICANT: Brent Ian Smith
LOCATION: 201 Spring Street
(APN: 009-286-015)

Opened Public Hearing.

Public Testimony: In favor: Brent Ian Smith, applicant
Bryan Beckham, leasing agent

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner
Barth, and passed 7-0 to deny Conditional Use Permit 11-002 based on findings of
inconsistency with City policies.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

3. Development Review Committee Minutes (for approval): NONE
4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Susan DeCarli provided report.
 - b. Main Street Program: Commissioner Holstine provided report.
 - c. Airport Advisory Committee: Commissioner Garcia provided an update, including information about the Vina Robles amphitheater project.
 - d. Measure T Bond Oversight Committee: Commissioner Peterson provided report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that everything is proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. April 26, 2011

Action: A motion was made by Commissioner Garcia, seconded by Commissioner Holstine and passed 6-0-1 (Commissioner Peterson abstained) to approve the Planning Commission minutes above as presented.

REVIEW OF CITY COUNCIL MEETING

6. a. May 3, 2011

Commissioner Garcia provided an overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Garcia discussed the Fourth of July and support for the Fireworks Festival.
- Commissioner Vanderlip discussed the Vina Robles amphitheater site visit.

- Commissioner Barth discussed the Vina Robles amphitheater site visit.

STAFF COMMENTS

- Ron Whisenand complimented the Planning Commissioners on their discussion and consensus of the Links Golf Course item.
- Ron Whisenand reported that the Uptown/Town Centre Specific Plan was approved with a 5-0 City Council vote and thanked the Planning Commission for their support.
- Ron Whisenand reported that the Housing Element update is scheduled for the Planning Commission meeting of May 24, 2011.
- Susan DeCarli discussed the need for an alternate for the DRC meeting scheduled for May 16, 2011.

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.

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 Development Review Committee Meeting of Monday, May 16, 2011 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 Breakfast of Friday, May 20, 2011 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 23, 2011 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, May 24, 2011 at 7:30 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.