

**PLANNING COMMISSION
MINUTES**

September 11, 2007

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

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

The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 14, 2007.

1. **FILE #:** **CONDITIONAL USE PERMIT 07-004**
 APPLICATION: To consider a request to a request filed by, to install a wireless communications facility consisting of up to 12 panel antennas mounted on either a 50'-tall

monopole either in the form of a flag pole or a palm tree. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Sprint/Nextel Corporation
LOCATION: 1600 Country Club Drive, near the existing clubhouse at the Country Club Golf Course.

Opened Public Hearing.

Public Testimony: In favor: Gordon Bell, applicant representative
Opposed: None

Neither in favor nor opposed but expressing concerns: Tom Baron
Jake Dukes
Sharon Ellington

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 7-0 to approve Conditional Use Permit 07-004 with modification.

2. FILE #: **PLANNED DEVELOPMENT 06-022 AND TENTATIVE TRACT 2887**
APPLICATION: To consider a request to subdivide a 4.28-acre site into 51 lots for single-family residential homes. The applicants will be requesting that the Planning Commission allow exceptions to the development standards such as building setbacks to property lines. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Wes Willhoit on behalf of Estrella Associates, Inc.
LOCATION: 700 Experimental Station Road.

Opened Public Hearing.

Public Testimony: In favor: Dick Willhoit, applicant

Opposed: Fred Meidam
Martha Staab

Neither in favor nor
opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to approve a Negative Declaration for Planned Development 06-022 and Tract 2887 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Withers, and passed 7-0 to approve Planned Development 06-022 with modification.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Withers, and passed 7-0 to approve Tract 2887 with modification.

OTHER SCHEDULED MATTERS

3. FILE #: **CAPITOL HILL ZONING DESIGNATION**
Discussion of R-2 density in the Capitol Hill area.

This item is scheduled for discussion at the Planning Commission Meeting of September 25, 2007.

4. FILE #: **STREET NAMES 07-001**
APPLICATION: To assign street names within Tract 2772.
APPLICANT: Airport Road Business Park/Mondo
LOCATION: Tract 2772 – Airport and Dry Creek Roads

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0, to approve the proposed street names for Tract 2772, subject to verification by the City Attorney that there are no issues with using corporate names as street names in the City.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. August 6, 2007
 - b. August 13, 2007
 - c. August 20, 2007
 - d. August 27, 2007

Action: A motion was made by Commissioner Withers, seconded by Commissioner Johnson and passed 7-0, to approve the DRC Minutes listed above as presented.

- 6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Withers reported on goal setting and the Committee’s request to be more involved in the Town Centre Specific Plan.
 - b. PAC (Project Area Committee): No Meeting
 - c. Main Street Program: Commissioner Holstine mentioned the upcoming Taste of Paso and other upcoming events.
 - d. Airport Advisory Committee: No Meeting
 - e. Measure T Bond Oversight Committee: No Meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all project and programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 7. August 28, 2007

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Treatch, and passed 7-0 to approve the Planning Commission Minutes of August 28, 2007 with the change that on Item No. 2 (Regency Centers/Lowe’s), Kathy Barnett was neither in favor nor opposed but expressing concerns.

REVIEW OF CITY COUNCIL MEETING

September 4, 2007

Commissioner Peterson provided a brief overview of the City Council Meeting listed above.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Withers stated that she would like the Planning Commission staff reports to include any related DRC Minutes.
- Commissioner Steinbeck asked about traffic lights. He also stated he will not be at the next Planning Commission Meeting on September 25, 2007.
- Commissioner Holstine discussed the latest from the League of CA Cities on Global Warming.

STAFF COMMENTS

- Susan, Ed and Darren will be in charge at the next Planning Commission Meeting.
- Next Tuesday the City Council will be addressing the Munde RV Park and the Golden Hill Road Senior Retirement Project General Plan Amendments.
- The City has received 9 proposals on the Town Centre Specific Plan. Staff is in the process of narrowing the field and consultant interviews for both the Town Centre and the Uptown Specific Plans will occur in mid-October.
- Ron Whisenand recommended that the Commissioners take a trip to Los Osos Valley Road/San Luis Municipal Golf Course to see the pine tree antenna that is located there.
- The Van Horn bed and breakfast project will return to the Planning Commission agenda in two weeks with a revised parking proposal.
- Planning Commission actions can have multiple items in one resolution, however, they can't mix ordinances and resolutions in one document or mix major issues/special findings.
- There will be a joint meeting with the City Council regarding the Chandler Ranch in the Fall of this year.

ADJOURNMENT to the Development Review Committee Meeting of Monday, September 17, 2007 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 Meeting of Friday, September 21, 2007 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 24, 2007 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, September 25, 2007, 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.