

**PLANNING COMMISSION  
MINUTES**

**January 8, 2008**

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

**ABSENT:** None

**OATHS OF OFFICE AND SEATING OF RE-APPOINTED PLANNING COMMISSIONERS HOLSTINE, PETERSON AND STEINBECK.**

**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**

*The following item is a continued Open Public Hearing from the Planning Commission Meeting of December 11, 2007.*

- 1. FILE #: **CONDITIONAL USE PERMIT 07-017**  
 APPLICATION: To consider a request to establish a beer and wine bar in a Manufacturing (M) zoning district. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Noel A. Monteleone  
 LOCATION: 1331A Vendels Circle

Continued Open Public Hearing.

**Public Testimony:** In favor: Noel Monteleone, applicant  
Opposed: None

Neither in favor nor opposed but expressing concerns: Dale Gustin  
Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0 to approve Conditional Use Permit 07-017 with an added condition for a designated outdoor smoking area and that adequate trash receptacles will be provided and maintained on a regular basis.

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*Commissioner Treach stepped down for the following item.*

- 2. FILE #: **TIME EXTENSION TENTATIVE TRACT 2790**  
 APPLICATION: To consider a request for a one-year time extension of an approximate 3.3 acre site into a six lot single family residential development. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: John McCarthy on behalf of Bruce White  
 LOCATION: 1026 Merry Hill Drive

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Holstine, and passed 6-1 (Commissioner Treach refrained, due to conflict of interest), to approve a Time Extension for Tentative Tract 2790 as presented.

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**Commissioner Treach resumed his seat on the dais.**

- 3. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 05-0302**
- APPLICATION: To consider a request for a one year time extension of an application to subdivide a 10,360 square foot parcel into two single family residential parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: John McCarthy on behalf of Bruce White
- LOCATION: 1337 Vine 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 Flynn, seconded by Commissioner Holstine, and passed 7-0 to approve a Time Extension for Tentative Parcel Map PR 05-0302 as presented.

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- 4. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 05-017**
- APPLICATION: To consider a request for a one year time extension for a project to construct four buildings for 27 private aircraft storage hangars, two industrial/aviation support hangars, one caretakers unit, and one industrial/aircraft shelter. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Andros Engineering
- LOCATION: 4285 Second Wind Way

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0, to approve a Time Extension for Planned Development 05-017 as presented.

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5.	FILE #	<b>PLANNED DEVELOPMENT 07-013</b>
	APPLICATION:	To consider a request proposing three new industrial/manufacturing shell buildings totaling 21,500 square feet. 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 Sperbeck
	LOCATION:	1620 Commerce Way

Opened Public Hearing.

**Public Testimony:** In favor: Tom Sperbeck, applicant  
Frank Karmenchi, applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Hodgkin, seconded by Commissioner Flynn, and passed 7-0 to approve Planned Development 07-013 as presented.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 6. Development Review Committee Minutes (for approval):
  - a. December 3, 2007
  - b. December 10, 2007
  - c. December 17, 2007

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

- 7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Meeting cancelled
  - b. PAC (Project Area Committee): Meeting will be held Wednesday, January 09, 2008.
  - c. Main Street Program: Commissioner Holstine discussed upcoming Main Street events.
  - d. Airport Advisory Committee: Nothing to report.
  - e. Measure T Bond Oversight Committee: Nothing to report.

**Action:** The Commission made the following Committee assignments for 2008:

Parks & Recreation Advisory Committee:	Commissioner Tretch
PAC (Project Area Committee):	Commissioner Tretch
Main Street Program:	Commissioner Holstine
Airport Advisory Committee:	Commissioner Peterson
Measure T Bond Oversight Committee:	Commissioner Hodgkin

Development Review Committee:	Commissioners Holstine, Hodgkin and Steinbeck
Alternates:	Commissioners Flynn and Johnson

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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**

- 8. December 11, 2007

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Tretch, and passed 7-0 to approve the Planning Commission Minutes of December 11, 2007 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

- a. December 18, 2007
- b. January 2, 2008

Commissioner Holstine provided an update of the two above listed City Council Meetings.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson discussed the Ovitt response letter.
- Commissioner Flynn asked about the large Powerhouse sign and the permitting process. Staff responded that it was approved by the DRC.
- Commissioner Treach asked why Kennedy Club Fitness was allowed to install asphalt curbs. Staff responded that it's a private driveway.

## **STAFF COMMENTS**

Ron Whisenand informed the Planning Commission of the following:

- The Uptown/Town Centre Specific Plans will be kicking off soon.
- There is no change in the status of the Chandler Ranch Area Specific Plan.
- A new application is expected soon on the Munde project.
- Dates and proposed attendees of the Planner's Institute.
- City Attorney opinion on Planning Commissioner attendance at City Council meetings.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, January 14, 2008 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, January 18, 2008, at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, January 22, 2008, 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.