

**PLANNING COMMISSION  
MINUTES**

**June 10, 2008**

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

**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

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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 meeting of April 22, 2008.*

- 1. FILE #: **CONDITIONAL USE PERMIT 07-019**  
 APPLICATION: To consider a request for the installation of a new automated car wash in conjunction with the rebuilding of an existing gas station. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Cebulla Associates on behalf of Steve Elsayed  
 LOCATION: 1441 Spring Street (APN: 008-316-016 and 015)

Continued Open Public Hearing.

**Public Testimony:** In favor: Steve Elsayed, owner  
 Acoustic expert

Opposed: Liz Chatelain

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 5-2 (Commissioners Hodgkin and Treach opposed) to approve a Mitigated Negative Declaration for Conditional Use Permit 07-019 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 4-3 (Commissioners Treach, Peterson and Hodgkin opposed), to approve Conditional Use Permit 07-019 subject to 70dB limit on the commercial property and 65dB limit at the residential property line.

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- 2. FILE #: **CONDITIONAL USE PERMIT 08-005**  
 APPLICATION: To consider a request to establish temporary practice fields on the existing grass area. 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 Robles Youth Sports Council  
 LOCATION: 800 Clubhouse Drive, on the west side of the road, across from the pavilion.

Opened Public Hearing.

**Public Testimony:** In favor: Gary Peruzzi, applicant  
Steve Serda  
Ashlee Lightfoot  
Steve Mehelic  
Theresa Snowberger  
Field Gibson  
Dale Gustin  
James Henry  
Rob Orlando  
Dick Willhoit, property owner  
Rand Salke  
Robert Headly  
Norma Moye

Opposed: Bill Coles  
Lee Agon  
Stan Stenstrom  
Mike Leevce  
Gerald Mapson

Closed Public Hearing.

**Action:** A motion was made by Commissioner Peterson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Johnson opposed), to approve Conditional Use Permit 08-005 subject to staff review in 1 year and no weekend use allowed.

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3. FILE #: **PLANNED DEVELOPMENT 08-004**  
APPLICATION: To consider a request to construct a new two-story commercial/office building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Pults & Associates on behalf of Martin Resorts, Inc.  
LOCATION: 600 – 12th Street

Opened Public Hearing.

**Public Testimony:** In favor: Tim Woodle, applicant representative  
Noreen Martin, applicant  
Dale Gustin

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Treach, and passed 7-0 to approve Planned Development 08-004 with modification to Condition No. 9.

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4. FILE #: **TENTATIVE PARCEL MAP PR 07-0275**  
APPLICATION: To consider a request to subdivide an approximately 10,531 square foot parcel into two 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: Twin Cities Surveying, Inc., on behalf of Richard Cook  
LOCATION: 105 Capitol Hill Drive

Opened Public Hearing.

**Public Testimony:** In favor: Pamela Jardini, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Hodgkin, seconded by Commissioner Flynn, and passed 7-0 to approve Tentative Parcel Map PR 07-0275 as presented.

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**OTHER SCHEDULED MATTERS**

5. FILE #: **MISCELLANEOUS 08-002**  
APPLICATION: To consider a mural on a wall at the Paso Robles Inn. 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 Robles Main Street  
LOCATION: 1103 Spring Street

**Public Testimony:** Steve Kalar, artist working on the mural  
John Partridge, artist working on the mural  
Dale Gustin, supportive  
Rand Salke, supportive

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Treach, and passed 7-0, to approve the mural at the Paso Robles Inn as presented.

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

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed to request the staff initiate a Zoning Code Amendment to amend density regulations for Capitol Hill.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

7. Development Review Committee Minutes (for approval):
- a. April 21, 2008
  - b. April 28, 2008
  - c. May 5, 2008
  - d. May 12, 2008
  - e. May 19, 2008

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

8. Other Committee Reports:
- a. Parks & Recreation Advisory Committee: Commissioner Treach provided an update.
  - b. PAC (Project Area Committee): No meeting held
  - c. Main Street Program: Commissioner Holstine provided an update of upcoming events.
  - d. Airport Advisory Committee: Commissioner Peterson provided an update.
  - e. Measure T Bond Oversight Committee: Nothing to report.

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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**

9. a. April 22, 2008
- b. May 27, 2008

Commissioner Peterson noted that all adjournment dates in the May 27, 2008 minutes were incorrect.

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Treatch abstained), to approve the Planning Commission Minutes listed above as corrected.

### **REVIEW OF CITY COUNCIL MEETING**

10. June 3, 2008

Ron Whisenand provided a brief overview of the City Council Meeting of June 3, 2008.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Hodgkin asked about various code enforcement issues.
- Commissioner Treatch encouraged everyone to attend the Water Education Meeting on June 18, 2008.
- Commissioner Flynn commented on the audio/visual equipment problems in the Council Chambers.
- Commissioner Holstine thanked staff.

### **STAFF COMMENTS**

Ron Whisenand provided updates on the Uptown/Town Centre Specific Plan and the Parallel Route Study. He also reminded the Commissioners of the upcoming Cal-Trans Meeting on June 25, 2008 and the upcoming Water Education Meeting on June 18, 2008.

Ron will be on vacation and will not be in attendance at the next Planning Commission Meeting on June 24, 2008. Ed Gallagher will be acting director in his absence.

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 Development Review Committee Meeting of Monday, June 16, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Special Advisory Body Water Education Workshop of Wednesday, June 18, 2008 from 12:00 pm to 1:00 pm at Paso Robles City Hall Council Chambers, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, June 23, 2008 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, June 24, 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.