

**PLANNING COMMISSION
MINUTES**

September 12, 2006

PLANNING COMMISSIONERS PRESENT: Flynn, Hamon, Holstine, Johnson, Menath, Steinbeck, Withers

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No Briefing given.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: -- Item No. 1 is continued from the Planning Commission Meeting of August 22, 2006. This item is proposed to be tabled until all of the issues have been resolved. Item No. 2 is continued from the Planning Commission Meeting of August 22, 2006.

PRESENTATIONS: No presentations

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 22, 2006.

- 1. FILE #: **TENTATIVE PARCEL MAP PR 06-0122 AND AMENDMENT TO PLANNED DEVELOPMENT 91002/91003**
APPLICATION: To consider a request to subdivide a one acre parcel into two half acre parcels for 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: Michael and Jennifer Gustason
LOCATION: 2335 Ashwood Place

Continued Open Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to table Tentative Parcel Map PR 06-0122 and an Amendment to Planned Development 91002/91003 until all issues have been resolved.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of August 22, 2006.

- 2. FILE #: **PLANNED DEVELOPMENT 06-007 AND TENTATIVE TRACT 2847**
APPLICATION: To consider a request to subdivide 6.7 acres into 47 lots and construct 46 residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Curtis Mortenson
LOCATION: 80 South River Road

Continued Open Public Hearing.

Public Testimony: In favor: Bill Eisemann, applicant representative
Scott Stokes, applicant representative

Opposed: Jim Brescha
Chris Holiday
Joanna Jones
Tim Gearhart
John Morris
Charlene Broch

Neither in favor nor opposed
but expressing concerns: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 5-2 (Commissioners Flynn and Withers opposed) to approve a Negative Declaration for Planned Development 06-007 and Tentative Tract 2847 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 5-2 (Commissioners Hamon and Holstine opposed), to deny Planned Development 06-007 and Tentative Tract 2847 as presented.

Commissioner Holstine stepped down for the following item.

3. FILE #: **REZONE 05-006 AND GENERAL PLAN AMENDMENT 06-002**
- APPLICATION: To consider a request to re-designate property on the Land Use Map in the General Plan from Agriculture to Parks and Open Space with a Resort/Lodging Overlay, and to rezone property from Agriculture to Parks and Open Space with a Resort/Lodging Overlay. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
- APPLICANT: Jerry and Katherine Handley
- LOCATION: West side of Airport Road, north of Highway 46 and south of Dry Creek Road.

Opened Public Hearing.

Public Testimony: In favor: Jeff Schneidereidt, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Holstine refrained), to recommend that the City Council approve a Mitigated Negative Declaration for Rezone 05-006 and General Plan Amendment 06-002 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Holstine refrained), to recommend that the City Council approve General Plan Amendment 06-002 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Holstine refrained), to recommend that the City Council approve Rezone 05-006 as presented.

Commissioner Holstine resumed her seat on the dais.

- 4. FILE #: **PLANNED DEVELOPMENT 06-011**
APPLICATION: To consider a request to construct a three-story, 8,900 square foot retail/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: Paul Norton on behalf of downtown Park Properties, LLC
LOCATION: 811 – 12th 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 Steinbeck, seconded by Commissioner Holstine, and passed 7-0, to approve Planned Development 06-011 with one added condition that the wainscoting is other than stucco.

Commissioner Holstine stepped down for the following item.

- 5. FILE #: **WAIVER 06-001**
APPLICATION: To consider a request to waive the requirement for the installation of curb, gutter and sidewalk along the frontage of property. The Planning Commission

will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Taylor Congdon
LOCATION: 365 Hilltop 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 Johnson, seconded by Commissioner Menath, and passed 5-1-1 (Commissioners Flynn opposed, Commissioner Holstine refrained), to approve Waiver 06-001 as presented.

Commissioner Holstine resumed her seat on the dais.

6. FILE #: **WAIVER 06-002**
APPLICATION: To consider a request to waive the requirement for the installation of curb, gutter and sidewalk along the frontage of property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: EMK & Associates on behalf of Belle Mason
LOCATION: 1026 Chestnut Street

Opened Public Hearing.

Public Testimony: In favor: Doug Lundgren, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-1 (Commissioner Flynn opposed), to approve Waiver 06-002 as presented.

OTHER SCHEDULED MATTERS

- 7. FILE #: **ANNUAL REPORT ON THE GENERAL PLAN**
 APPLICATION: To consider a status report on the implementation of the General Plan.
 APPLICANT: City initiated
 LOCATION: Citywide

A status report was made by Ed Gallagher on the implementation of the General Plan.

Dale Gustason expressed concerns.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to recommend that the City Council approve submittal of the 2006 General Plan Annual Report to the Governor’s Office of Planning and Research and to the Department of Housing and Community Development, as presented.

- 8. **Invitation to Planning Commission to volunteer for participation on the Gateway Design Standards ad-hoc committee.**

Commissioner Withers volunteered to serve as the Planning Commission liaison to the Gateway Design Standards ad-hoc committee.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 No minutes were submitted for approval at this meeting.
- 10. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given
 - b. PAC (Project Area Committee): No meeting held
 - c. Main Street Program: Commissioner Holstine announced that there would be a candidates’ forum on September 18th at 7:00 am. She also reminded the Planning Commission of the Taste of Paso, downtown on September 16th from 11:00 am to 3:00 pm.
 - d. Airport Advisory Committee: No meeting held. Commissioner Hamon noted concerns about recent consideration of the Handley GPA/Rezone by the ALUC. Staff reported that the ALUC had agendized consideration of amending the ALUP at their next

meeting to review the list of uses permitted, particularly Parks and Open Space uses. It was noted that the City (Meg Williamson) had sent a letter to the ALUC requesting they consider establishing an ad hoc committee to work with the City on determining appropriate uses that would meet the goals of both the City and the ALUC.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that all programs are proceeding as scheduled. He also announced that there will be a meeting on Housing at the SLO Vets Hall on Saturday, September 16, 2006.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. August 22, 2006

Action: A motion was made, seconded, and passed 7-0 to approve the Planning Commission Minutes of August 22, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

August 29, 2006

A brief overview was provided by Commissioner Hamon.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck announced an upcoming blood drive on September 13 from 10 am to 3 pm at City Park.
- Commissioners Withers and Holstine requested an update on the in-lieu parking fee project.
- Commissioners Flynn and Hamon expressed their concerns with small lot subdivisions.

STAFF COMMENTS

Susan De Carli announced postponement of the Olsen/Beechwood Specific Plan Developer's Forum to September 30, 2006.

Ed Gallagher announced that the LED crosswalk on 24th Street will be adjusted to increase the "flash" rate.

ADJOURNMENT at 10:55 pm to the Joint Planning Commission/City Council
Breakfast Meeting of September 15, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Joint Planning Commission/City Council
Olsen/Beechwood Developers Workshop of Saturday, September 30, 2006, at 10:00 am
at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday,
September 18, 2006 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,
September 25, 2006 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
26, 2006 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.