

**PLANNING COMMISSION  
MINUTES**

**September 26, 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:**

**PRESENTATIONS:** No presentations

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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**

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| 1. | FILE #:<br>APPLICATION: | <b>TENTATIVE PARCEL MAP PR 06-0120</b><br>To consider a request to subdivide a one-half acre parcel into three separate lots where each of the three units that are currently under construction would be |
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on a separate lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Dan Stewart and Associates on behalf of Chris Thomas  
LOCATION: 719 North Trigo Lane

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 Holstine, and passed 7-0 to continue Tentative Parcel Map PR 06-0120 to a date uncertain.

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2. FILE #: **TENTATIVE PARCEL MAP PR 06-0096**  
APPLICATION: To consider a request to subdivide a one acre parcel from a larger 6.39 acre site to provide for one new single family residence. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dan Stewart and Associates on behalf of Geraldine Ottman  
LOCATION: 1644 Kleck Road

Opened Public Hearing.

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

A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to continue and re-notice Tentative Parcel Map PR 06-0096 to the Planning Commission meeting of October 10, 2006.

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3. FILE #: **TENTATIVE PARCEL MAP PR 06-0127**  
APPLICATION: To consider a request to subdivide an R3 lot into two parcels, where each of the existing houses would be on a separate parcel. The Planning

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

APPLICANT: Robert and Michalyn Maddelein  
LOCATION: 1916 Park 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 Flynn, and passed 7-0 to continue Tentative Parcel Map PR 06-0127 to a date uncertain, at the request of the applicant.

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4. FILE #: **PLANNED DEVELOPMENT 06-010 and TENTATIVE TRACT 2839**  
APPLICATION: To consider a request to construct eight (8) commercial/light industrial buildings on eight (8) separate 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: Geo-West Land Consultants on behalf of the JRW Group  
LOCATION: Wisteria Lane, east of Golden Hill Road, north of Highway 46 east

Opened Public Hearing.

**Public Testimony:** In favor: Chuck Treach, applicant representative  
Barak Miles, applicant representative

Opposed: None

Neither in favor nor opposed but commenting: Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 7-0 to approve a Negative Declaration for Planned Development 06-010 and Tentative Tract 2839 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and passed 7-0 to approve Planned Development 06-010 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 7-0 to approve Tract 2839 as amended.

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- 5. **FILE #:** **PLANNED DEVELOPMENT 06-003**
- APPLICATION:** To consider a request to construct an 11,100 square foot commercial (office and retail) building in the Commercial/Light Industrial (C-3) 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:** Roger Sharp
- LOCATION:** 1100 Union Road

Opened Public Hearing.

**Public Testimony:** In favor: Jeff Schneiderei, applicant representative  
Dale Gustin

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to approve a Negative Declaration for Planned Development 06-003 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to approve Planned Development 06-003 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. August 14, 2006
  - b. August 21, 2006
  - c. August 28, 2006
  - d. September 11, 2006

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

- 7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: Commissioner Holstine reported that the Classic Car Show will be held on October 21<sup>st</sup> and Safe and Fun Halloween would be downtown on October 31, 2006.
  - d. Airport Advisory Committee: Commissioner Hamon reported that there is a meeting coming up.

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**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 8. September 12, 2006

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Menath, and passed 7-0, to approve the Planning Commission minutes of September 12, 2006 as presented.

**REVIEW OF CITY COUNCIL MEETING**

September 19, 2006

A brief overview was provided by Commissioner Holstine.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Menath asked if Ed Gallagher could look into possible affordable housing and make a report to the Planning Commission at a future Planning Commission Meeting.

- Commissioner Holstine commented on the signal near Albertson's. John Falkenstien will look into it.
- Commissioner Withers commented that a local business owner discussed the downtown traffic situation with her. She also provided a brief report of the Gateway ad-hoc Committee Meeting. She further provided an update on the County Board of Supervisors Meeting on high-density development.
- Commissioner Steinbeck discussed the former building on the Sharp parcel.

**STAFF COMMENTS**

AB 1600 fees will be considered for update at the City Council Meeting of October 3, 2006.

Downtown parking in-lieu fees will be on the Planning Commission agenda for the meeting of October 10, 2006.

The Gateway ad-hoc Committee is underway; thanks to Commissioner Withers for her participation.

There is a CEQA Basics Workshop/Training opportunity available in Santa Barbara. See Lonnie if you are interested in attending.

**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, October 2, 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, October 9, 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, October 10, 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.