

**PLANNING COMMISSION
MINUTES**

October 10, 2006

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

PLANNING COMMISSIONERS ABSENT: Menath

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

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 September 26, 2006.

- 1. 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

Continued Open Public Hearing.

Public Testimony: In favor: Steve Sylvester
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve Tentative Parcel Map PR 06-0096 with an added condition for driveway maintenance and the elimination of Planning Conditions 7 – 11.

- 2. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 03-005 AND WAIVER 03-007**
 APPLICATION: To consider a one-year time extension for development of a north county regional courthouse. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: San Luis Obispo County
 LOCATION: 940 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 Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Menath absent), to approve a one year Time Extension for Planned Development 03-005 and Waiver 03-007 as presented.

3. **FILE #:** **TENTATIVE PARCEL MAP PR 05-0013**
APPLICATION: To consider a request to subdivide an R3 lot into two parcels, where the existing house would be located on Parcel 1 and a new duplex would be located on Parcel 2. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Steve Holman
LOCATION: 1601 Pine Street

Opened Public Hearing.

Public Testimony: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Menath absent), to continue the Open Public hearing to the Planning Commission Meeting of October 24, 2006, at staff's request.

4. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0091**
APPLICATION: To consider a request to split an existing lot into two 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: Alan McElwain
LOCATION: 529 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Alan McElwain, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Menath absent), to approve

Tentative Parcel Map PR 06-0091 with a modification to Exhibit A (Standard Conditions) changing the date of Item No. 1 under General Conditions to date, September 26, 2008.

- 5. FILE #: **PLANNED DEVELOPMENT 05-016 and TRACT 2772**
- APPLICATION: To consider a request to construct a 36-lot business park. 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 Doug Mondo
- LOCATION: southwest corner of Airport and Dry Creek Roads

Opened Public Hearing.

Public Testimony: In favor: Doug Mondo, applicant
John McCarthy, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve a Negative Declaration for Planned Development 05-016 and Tract 2772 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve Tract 2772 with revised language on Item No. 25 and the deletion of Item No. 31 of the resolution.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve Planned Development 05-016 as presented.

- 6. FILE #: **CODE AMENDMENT 06-001**
- APPLICATION: To consider making recommendations that the City Council amend the City's Zoning Regulations regarding downtown parking standards and establishment of an in-lieu parking fee for downtown properties.
- APPLICANT: City initiated
- LOCATION: Downtown Parking District

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman
Tim Woodle, Pults & Associates
Kimo Pankey, downtown property owner
Norma Moye, Main Street

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Menath absent), to recommend the City Council approve a Negative Declaration for Code Amendment 06-001 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Menath absent), to recommend the City Council adopt an ordinance amending the Zoning Code regulations for downtown parking and set November 7, 2006 as the date for adoption of said Ordinance.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 4-2-1 (Commissioners Withers and Flynn dissenting, Commissioner Menath absent), to recommend the City Council approve a resolution establishing an initial in-lieu parking fee of \$4,000 per space with a minimal annual adjustment of \$1,500 plus CPI, plus request consideration of the idea to create incentives for downtown developers who create underground parking. Consideration of incentive options should be referred to the City's Downtown Parking consultant team for inclusion in any studies on downtown parking.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck and passed 4-2-1 (Commissioners Withers and Flynn dissenting, Commissioner Menath absent), to recommend the City Council consider an option that will allow a developer to pay their in-lieu fee obligation over an extended period of time.

OTHER SCHEDULED MATTERS -- None

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. September 18, 2006
 - b. September 25, 2006

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Menath absent), to approve the DRC Minutes listed above, as presented.

- 8. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commission Withers reported that upcoming Budget Goal Setting was discussed.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine reported on upcoming events
 - d. Airport Advisory Committee: Commissioner Hamon reported that Airport Day was reviewed and the Handley General Plan change was discussed.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES FOR APPROVAL

- 9. September 26, 2006

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Menath absent), to approve the Planning Commission Minutes of September 26, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

October 3, 2006

A brief overview was provided by Ron Whisenand.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine gave a report on the California Main Street Association Conference which she recently attended.
- Commissioner Withers commented on the Olsen Beechwood Specific Plan (OBSP) Developers' Workshop which was held on September 30, 2006.

- Commissioner Steinbeck stated that he feels that the density of the OBSP needs to be bumped up.

STAFF COMMENTS

- Ron Whisenand reported on the City Attorney's response to unsigned letters. He also advised the Commissioners that a tape of the OBSP workshop is available for listening.

ADJOURNMENT to the Development Review Committee Meeting of Monday, October 16, 2006 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, October 20, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, October 23, 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 24, 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.