

**PLANNING COMMISSION
MINUTES**

November 14, 2006

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

PLANNING COMMISSIONERS ABSENT: Flynn

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No briefing given.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: The public hearings for Items No. 5, 6, and 7 were proposed to be Opened and Continued to the Planning Commission Meeting of November 28, 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

- 1. FILE #: **TENTATIVE PARCEL MAP PR 06-0120**
 APPLICATION: To consider a request to subdivide a one-half acre lot into three 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: Chris Thomas
 LOCATION: North Trigo Lane

Opened Public Hearing.

Public Testimony: In favor: Chris Thomas, applicant
 Opposed: None

Closed Public Hearing.

Action: A motion was made Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Flynn absent), to approve Tentative Parcel Map PR 06-0120 with an additional condition to require undergrounding of utilities along Trigo Lane.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 06-0133**
 APPLICATION: To consider a request to subdivide an R2 lot into two 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: Utter
 LOCATION: 2130 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Micah Utter, applicant
 Opposed: Dale Gustin, opposed to tandem parking

Neither in favor nor opposed but expressing concerns: Kathy Barnett

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck and passed 6-0-1 (Commissioner Flynn absent), to approve Tentative Parcel Map PR 06-0133 as presented.

- 3. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0162**
- APPLICATION:** To consider a request to subdivide an R3 lot into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
- APPLICANT:** Koenig
- LOCATION:** 1729 Park Street

Opened Public Hearing.

Public Testimony: In favor: Steve Koenig, applicant, would like the project continued to the meeting of November 28, 2006 in order to review conditions of approval with staff.

Opposed: None

Neither in favor nor opposed but expressing concerns: Dale Gustin, want maps provided to the public

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Flynn absent) to continue Tentative Parcel Map PR 06-0162 to the Planning Commission Meeting of November 28, 2006.

- 4. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0089**
- APPLICATION:** To consider a request to subdivide an R2 lot into two 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:** Gentry
- LOCATION:** 521 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Ron Gentry

Opposed: None

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

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Flynn absent), to approve Tentative Parcel Map PR 06-0089 as presented but with the parking issue to come back to DRC.

The Public Hearing for the following item is proposed to be Opened and Continued to the Planning Commission meeting of November 28, 2006.

5. FILE #: **PLANNED DEVELOPMENT 06-009**
APPLICATION: To consider a request to construct a 3-story, mixed-use development. The proposed project includes 6 residences, 1,280 s.f. of office space and 2,600 s.f. for a restaurant. The project is in the Highway Commercial-Planned Development–Mixed Use Overlay (C-2 PD-MU) Zoning District. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Madson
LOCATION: 745 Park Street

Opened Public Hearing.

Public Testimony: None given

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and passed 6-0-1, (Commissioner Flynn absent), to continue Planned Development 06-009 to the Planning Commission meeting of November 28, 2006 as requested.

The Public Hearing for the following item is proposed to be Opened and Continued to the Planning Commission meeting of November 28, 2006.

6. FILE #: **PLANNED DEVELOPMENT 06-007 and TENTATIVE TRACT 2847**
APPLICATION: To consider a request to subdivide 6.7 acres into 44 lots and construct 43 attached and detached residences with one open space lot. The project is in the RMF-12 Residential Multi-Family Medium Density 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: Curtis Mortenson
LOCATION: 80 South River Road

Opened Public Hearing.

Public Testimony: None given

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1, (Commissioner Flynn absent), to continue Planned Development 06-007 and Tentative Tract 2847 to the Planning Commission meeting of November 28, 2006 as requested.

The Public Hearing for the following item is proposed to be Opened and Continued to the Planning Commission meeting of November 28, 2006.

7. FILE #: **PLANNED DEVELOPMENT 02-002 AMENDMENT**
APPLICATION: To consider a request to modify street improvement requirements and to construct the road in conjunction with the phases of 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: Vina Robles, Inc.
LOCATION: Mill Road, south of Highway 46 and west of the Hunter Ranch Golf Course.

Opened Public Hearing.

Public Testimony: None given

Action: A motion was made by Commissioner Menath, seconded by Commissioner Steinbeck, and passed 6-0-1, (Commissioner Flynn absent), to continue Planned Development 02-002 Amendment to the Planning Commission meeting of November 28, 2006 as requested.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. October 17, 2006
 - b. October 23, 2006

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

- 9. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine provided an update.
 - d. Airport Advisory Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES FOR APPROVAL

- 10. October 24, 2006

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Flynn absent), to approve the Planning Commission Minutes of October 24, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

November 7, 2006

A brief review was provided by Commissioner Johnson.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Menath would like to see tandem parking re-addressed.

Commissioner Holstine enquired if the old auto parts store on Park Street between 11th and 12th had been seismically retrofitted. She also provided a summary of the CEQA training workshop that she recently attended.

Commissioner Hamon mentioned an upcoming training opportunity for Commission members on airport issues. The training is scheduled for November 16, 2006 and will be in association with the City's Airport Advisory Committee.

STAFF COMMENTS

Director Ron Whisenand advised the Commission that at the meeting of November 28, 2006, Community Budget Goals for Council consideration would be discussed. The Director also mentioned that with Commissioner Hamon's departure from the Commission a replacement for the Commission's liaison member to the Airport Advisory Committee will be necessary.

ADJOURNMENT to the Development Review Committee Meeting of Monday, November 20, 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, November 27, 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, November 28, 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.