

**PLANNING COMMISSION
MINUTES**

December 12, 2006

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

PLANNING COMMISSIONERS ABSENT: Commissioner Hamon was installed as a City Councilperson on December 5, 2006, leaving one Commission vacancy.

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. 3 was incorrectly noticed and will be opened and continued to the Planning Commission Meeting of January 9, 2007 in order for correct noticing to be accomplished.

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 November 28, 2006.

- 1. FILE #: **TENTATIVE PARCEL MAP PR 06-0078**
 APPLICATION: To consider a request to subdivide to subdivide a 7,000 s.f. parcel into two lots of approximately 3,500 s.f. each. The property is zoned R3, which may permit up to 12 residences per acre. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Hollis
 LOCATION: 820 – 23rd 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 Menath, and passed 6-0 (one Commission vacancy), to approve Tentative Parcel Map PR 06-0078 as presented.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 06-0165**
 APPLICATION: To consider a request to subdivide an existing 7,000 square foot R3 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 applications.
 APPLICANT: Clark Baird
 LOCATION: 1912 Park Street

Opened Public Hearing.

Public Testimony: In favor: Clark Baird, applicant

Opposed: Dale Gustin, opposed to tandem parking
Kathy Barnett

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and passed 6-0 (one Commission vacancy), to continue the Open

Public Hearing to date uncertain to allow the applicant to redesign the project to be more cohesive with the surrounding neighborhood.

- 3. FILE #: **TENTATIVE PARCEL MAP PR 04-0189**
APPLICATION: To consider a request to subdivide an approximate one (1) acre parcel into three (3) lots where the existing house would remain and two additional single family homes would be built. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: EMK & Associates on behalf of Jose and Maria Marquez
LOCATION: 319 – 14th Street

Opened Public Hearing.

Public Testimony: In favor: Dale Gustin
Opposed: None

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0 (one Commission vacancy), to continue the Open Public Hearing to the Planning Commission Meeting of January 9, 2007 in order for public noticing to be corrected.

- 4. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 04-015**
APPLICATION: To consider a one year time extension for a project to construct two 22,000 square foot industrial buildings at 1500 Ramada Drive. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Nick E. Pokrajac
LOCATION: 1500 Ramada Drive

Opened Public Hearing.

Public Testimony: In favor: Nick Pokrajac, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0 (one Commission vacancy), to approve a one-year time extension for Planned Development 04-015 as presented.

5. FILE #: **PLANNED DEVELOPMENT 06-016**
APPLICATION: To consider a request to construct a 15,000 square foot industrial/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: MW Architects on behalf of NCI Affiliates, Inc.
LOCATION: Southeast corner of Linne Road and Fontana Road

Opened Public Hearing.

Public Testimony: In favor: Wayne Stewart, project architect
Dale Gustin
Opposed: None

Basically in favor but asking questions: Kathy Barnett

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0 (one Commission vacancy), to approve Planned Development 06-016 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. November 20, 2006
 - b. November 27, 2006

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0 (one Commission vacancy), to approve the DRC Minutes listed above as presented.

- 7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Withers provided an update.
 - b. PAC (Project Area Committee): Commissioner Menath discussed PAC issues including Peoples’ Self Help Housing budget goals recommendations.
 - c. Main Street Program: Commissioner Holstine provided an update including the Teddy Bear Tea, extended retail hours and the December Main Street mixer.
 - d. Airport Advisory Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A status report was provided by Ron Whisenand.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 8. November 28, 2006

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 6-0 (one Commission vacancy), to approve the Planning Commission Minutes of November 28, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

December 5, 2006

A brief overview was provided by Commissioner Flynn.

PLANNING COMMISSIONERS’ COMMENTS

- Commissioner Menath asked about the location of the Joint Planning Commission/City Council Breakfast Meeting if Joe’s Place is closed.

- Commissioner Withers asked about the date of the Planning Commission Reorganization Dinner.
- Commissioners Steinbeck and Holstine both advised the Planning Commission that the cupola on the clock tower at the Acorn Building would be installed tomorrow (Wednesday, December 13, 2006).

STAFF COMMENTS

- The Planning Commission Reorganization Dinner will be held on Sunday, January 21, 2007.
- The Smart Growth Conference will be held February 8-10, 2007. All Planning Commissioners are encouraged to attend.
- A portion of the Planning Commissioner interviews were held on Monday, December 11, 2006. The remaining applicants will be interviewed on Wednesday, December 20, 2006 beginning at 6:00 pm at City Hall.

ADJOURNMENT to the Planning Commissioner Interviews of Wednesday, December 13, 2006, at 6:00 pm in the Large Conference Room, upstairs at City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, December 15, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, December 19, 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, January 8, 2007, 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, January 9, 2007, 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.