

**PLANNING COMMISSION
MINUTES**

January 23, 2007

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

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. 4 is proposed to be opened and continued to the meeting of February 13, 2007; and Item No. 6 is proposed to be opened and continued to date uncertain.

PRESENTATIONS: None

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

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| 1. | FILE #: | TIME EXTENSION CONDITIONAL USE
PERMIT 01-022 |
| | APPLICATION: | To consider a request for a one-year time extension to construct a 104,240 square foot mini-storage facility |

with RV and boat parking. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: David Jordan and Terry Chavis
LOCATION: 2501 Theatre Drive (flag lot behind the Big Oak Auto Center).

Opened Public Hearing.

Public Testimony: In favor: Mike Bertacinni, Applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and passed 7-0, to approve a one year time extension for Conditional Use Permit 01-022 as presented.

2. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 02-014, CONDITIONAL USE PERMIT 02-025 AND TRACT 2504**

APPLICATION: To consider a request for a one year time extension for development of a French village resort with an 80-room, 93,003 square foot destination resort/spa hotel and 38,400 square feet of ancillary/related land uses, including conference facilities, meeting rooms, a Parisian bakery, a cooking/bakery school, retail shops, a spa, and caretaker housing. The main resort complex is to be surrounded by 17 single-family residential parcels on half acre and one-acre sites (with a minimum lot size of 20,000 square feet). to subdivide one 7,000 square-foot parcel into two parcels of approximately 3,925 square feet and 3,075 square feet each. The site is currently developed with two single- family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: North Coast Engineering on behalf of Buena Vista Place, LLC

LOCATION: Northeast corner of Buena Vista Road and Experimental Station Road.

Opened Public Hearing.

Public Testimony: In favor: Dan Lloyd, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0, to approve on one year time extension for Planned Development 02-014, Conditional Use Permit 02-025 and Tract 2504 as presented.

3. FILE #: **TENTATIVE PARCEL MAP PR 06-0134**
APPLICATION: To consider a request to subdivide an existing 7,000 square foot R2 lot into two parcels. The existing house would remain and be on Parcel 1, and a new 2,800 square foot parcel would be created (Parcel 2) for the construction of a new house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Pamela Jardini on behalf of Linda Fay Manning
LOCATION: 737 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Pamela Jardini, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 5-2 (Commissioners Flynn and Withers dissenting), to approve Tentative Parcel Map PR 06-0134 as presented.

This item is proposed to be opened and continued to the Planning Commission Meeting of February 13, 2007.

4. FILE #: **TENTATIVE PARCEL MAP PR 06-0124**
APPLICATION: To consider a request to subdivide an existing 7,000 square foot R2, OP zoned lot into two parcels. The existing house would remain and be on Parcel 2, and a new 3,538

square foot parcel would be created (Parcel 1) for the construction of a new house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: Pamela Jardini on behalf of Randal Moos
LOCATION: 419 15th Street

Opened Public Hearing.

Public Testimony: In favor: Pamela Jardini, applicant representative, in agreement with continuance.

Opposed: None

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 7-0, to continue Tentative Parcel Map PR 06-0124 to the Planning Commission Meeting of February 13, 2007.

Commissioner Treatch stepped down due to a conflict of interest involving his company owning property in the area.

5. FILE #: **PLANNED DEVELOPMENT 06-019**
APPLICATION: To consider a request to construct two new commercial/light-industrial buildings totaling 11, 000 square feet. The project would include an accessory outdoor storage yard. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Dave and Lloyd Campbell on behalf of Cal Coast Irrigation
LOCATION: Danley Court within the Golden Hill Industrial Park (Lot 6 of Tract 2269)

Opened Public Hearing.

Public Testimony: In favor: Steve Rarig, builder/applicant representative
Steve Stewart, architect
Dave Campbell, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0 (Commissioner Tretch refrained), to approve Planned Development 06-019 with added conditions to require the dividing fence to have slats; that a trash enclosure be included; and that phasing is allowed for perimeter fencing and landscaping.

Commissioner Tretch resumed his seat on the dais.

This item is proposed to be opened and continued to date uncertain.

- 6. FILE #: **CONDITIONAL USE PERMIT 06-006**
 APPLICATION: To consider a request to establish the ability to have live amplified music and dancing as an accessory to the existing restaurant. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Ruth Florence on behalf of the 7 Puertos Restaurant
 LOCATION: 1144 Black Oak Drive

Opened Public Hearing.

Public Testimony: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to continue Conditional Use Permit 06-006 to date uncertain so that the applicant may consult a licensed professional architect/engineer to determine the amount of work that would be needed to bring the building into code compliance in order to have amplified music and dancing activities.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. January 8, 2007

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Steinbeck, and passed 7-0 to approve the DRC Minutes for January 8, 2007 as presented.

8. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine reported that the Main Street Mixer will be held at Matthew's on Spring Street.
 - d. Airport Advisory Committee: Commissioner Treach reported that he would be attending his first meeting this Thursday.
 - e. Measure T Bond Oversight Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. January 9, 2007

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0 to approve the Planning Commission Minutes of January 9, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

January 2, 2007

Commissioner Holstine provided a report of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Withers asked about Green Build's request for City support.
- Commissioner Steinbeck stated he was sorry he missed the reorganization dinner.
- Commissioner Holstine shared a photo from the dinner of Councilman Hamon receiving his outgoing Commissioner plaque.
- Commissioner Menath thanked the new Planning Commission Chair and Vice Chair for their service.

STAFF COMMENTS

- Ron Whisenand advised the Commissioners that the Conflict of Interest Maps are available and that each Commissioner's map will be included in their binder at the next meeting.
- Ron Whisenand also advised the Commissioners that there are dinner photos available for viewing and provided a follow up to the dinner meeting.
- He further congratulated Chairman Holstine on a job well done on conducting the Planning Commission meeting.

ADJOURNMENT to the Development Review Committee Meeting of Monday, January 29, 2007 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, February 5, 2007 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, February 12, 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, February 13, 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.