

**PLANNING COMMISSION
MINUTES**

March 13, 2007

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

ABSENT: Holstine

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No briefing given.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED None

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

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of February 27, 2007. It is proposed to be further continued to the Planning Commission Meeting of March 27, 2007.

- 1. FILE #: **CONDITIONAL USE PERMIT 06-008**
- APPLICATION: To consider a request to install a 50-foot tall highway oriented sign. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
- APPLICANT: Vincent & Murphy, Inc., on behalf of Brent Flynn
- LOCATION: The existing Taco Bell restaurant located at 1107 24th Street

Continued Open Public Hearing.

- Public Testimony:** In favor: Louise Scott, applicant representative requesting continuance
- Opposed: Kathy Barnett (opposed to application but in favor of continuance)

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Treach and passed 6-0-1 (Commissioner Holstine absent), to continue the Open Public Hearing for Conditional Use Permit 06-088 to the Planning Commission Meeting of March 27, 2007.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of February 27, 2007.

- 2. FILE #: **PLANNED DEVELOPMENT 06-015 and REZONE 06-003**
- APPLICATION: To consider a request to rezone the subject property from Residential Multi-Family (R3) to Commercial/Light Industrial Mixed-Use (C-3 M-U) to be consistent with the General Plan Land Use Designation of Commercial Service Mixed-Use (CS-MU), and to construct a mixed-use project with 7 apartment units and 1,240 s.f. of commercial

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

APPLICANT: Sundance Enterprises
LOCATION: 1028 21st Street (APN 008-247-003)

Continued Open Public Hearing.

Public Testimony: In favor: Bob Clouston, applicant
Steven King, applicant’s architect
Brenda Clouston, applicant

Opposed: None

Neither in favor nor
opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Withers, and passed 4-2-1 (Commissioners Flynn and Menath opposed, Commissioner Holstine absent), to recommend that the City Council approve Rezone 06-003 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Withers, and passed 4-2-1 (Commissioners Flynn and Menath opposed, Commissioner Holstine absent), to recommend that the City Council approve Planned Development 06-015 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of February 13, 2007. It is proposed to be further continued to the Planning Commission Meeting of March 27, 2007.

- 3. FILE #: **PLANNED DEVELOPMENT 06-020 AND VESTING TENTATIVE TRACT MAP 2904**
- APPLICATION: To consider a request to construct a 9-unit “live/work” condominium project that is intended to include commercial and residential uses. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Ostrander
- LOCATION: 721 – 731 Pine Street

Continued Open Public Hearing.

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

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to continue the Open Public Hearing for Planned Development 06-020 and Vesting Tentative Tract Map 2904 to the Planning Commission Meeting of March 27, 2007.

- 4. **FILE #:** **TIME EXTENSION TRACT 2611-2**
- APPLICATION:** To consider a request by for a one year time extension for Tentative Tract 2611-2 (Lots 40-45). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Centex Homes
- LOCATION:** East side of South River Road, south of Serenade Drive and north of Charolais Road (APN: 009-815-002)

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 6-0-1 (Commissioner Holstine absent), to approve a time extension for Tract 2611-2 as presented.

- 5. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0078 (REVISED)**
- APPLICATION:** To consider a request to subdivide a 7,000 square foot parcel into three lots. The property is zoned R3, which may permit up to 3 residences on the subject property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Jeremy Hollis
- LOCATION:** 820 23rd Street (APN: 008-171-022)

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Treach opposed, Commissioner Holstine absent), to approve Tentative Parcel Map PR 06-0078 with the added condition that the project go back to DRC to consider altering the front door access.

- 6. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0214**
- APPLICATION:** To consider a request to subdivide portions of the Woodland Plaza II Shopping Center to correspond with the newly developed North Shops, South Shops and the archeological preserve. 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 The Halferty Development Company
- LOCATION:** 90 and 160 Niblick Road (APN: 009-814-034 & 035)

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Holstine absent), to approve Tentative Parcel Map PR 06-0214 as presented.

- 7. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0166**
- APPLICATION:** To consider a request subdivide an existing 1.2 acre site zoned C3 (Commercial/Light-Industrial) 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: Pamela Jardini on behalf of Jay, Diane, Stan & Ryan Packer
LOCATION: The northern terminus of Riverside Avenue (APN: 008-021-009)

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to approve Tentative Parcel Map PR 06-0166 as presented.

8. FILE #: **PLANNED DEVELOPMENT 06-012**
APPLICATION: To consider a request to construct to construct a private Tennis/Swim in two development phases. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: McCarthy Engineering on behalf of Kim Walker
LOCATION: Union Road, across from Barney Schwartz Park

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant's engineer
Opposed: None

Neither in favor nor
opposed but expressing concerns: Tom Hardwick
Kathy Barnett

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to continue the Open Public Hearing for Planned Development 06-012 to the Planning Commission Meeting of March 27, 2007.

9. FILE #: **TENTATIVE PARCEL MAP PR 06-0230**
 APPLICATION: To consider a request to subdivide an approximate 14,000 square foot R3 zoned lot into two parcels. The existing house would remain and be on Parcel 1, and a new 7,000 square foot parcel would be created (Parcel 2) for the future construction of a multi-family project. In conjunction with the subdivision is a request to adjust the lot line with the parcel to the south The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Eric Newton
 LOCATION: 1910 & 1846 Pine Street.

Opened Public Hearing.

Public Testimony: In favor: Eric Newton, applicant
 Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Holstine absent), to approve Tentative Parcel Map 06-0230 as presented.

10. FILE #: **REZONE 07-001**
 APPLICATION: To consider recommending to the City Council rezone of several properties in the 4th Street Master Plan area, from Manufacturing Planned Development (M PD) to Highway Commercial Mixed-Use (C-2 M-U). The proposed amendment is to provide consistency between the Zoning Map and the General Plan Land Use map designation of Commercial Service Mixed-Use (CS-MU).

APPLICANT: City initiated
 LOCATION: Assessor Parcel Numbers 009-291-008 through 009-291-018 and generally bounded by 4th Street on the north; Spring Street on the west; Pine Street on the east; and Southern Pacific Railroad lines and Highway 101 on the southeast and south.

Opened Public Hearing.

Public Testimony: In favor: Jim Saunders, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to recommend the City Council approve a Negative Declaration for Rezone 07-001 as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to recommend the City Council approve Rezone 07-001 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 11. Development Review Committee Minutes (for approval):
February 26, 2007

Action: A motion was made by Commissioner Menath, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Holstine absent), to approve the DRC Minutes for February 26, 2007 as presented.

- 12. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Treach provided an update of the March 13, 2007 meeting.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: No report given
 - d. Airport Advisory Committee: The next meeting will be held next week.
 - e. Measure T Bond Oversight Committee: Commissioner Withers provided an updated of the latest meeting including efforts of the committee to prioritize projects.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

13. February 27, 2007

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Holstine absent), to approve the Planning Commission Minutes of February 27, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

March 6, 2007

Commissioner Treach provided an overview of the meeting including the downtown parking discussion.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Withers asked about Commission presentations on downtown parking.
- Commissioner Johnson discussed Pasadena's parking program and use of meter revenues. He also discussed doors opening into alleys.
- Commissioner Flynn commented on the angled parking behind Scolari's and the reflectors in the gutter. He also mentioned the waterline work on South Vine Street and the poor quality of the patch.
- Commissioner Menath also discussed the Pasadena parking model; the Craig Smith revisions; and that he is in favor of parking meters.
- Commissioner Treach thanked staff for their availability to answer questions.
- Commissioner Steinbeck asked about the status of the 16th Street off ramp and how it relates to or conflicts with the recently installed landscaping.

STAFF COMMENTS

Ron Whisenand provided a Downtown Parking update. He also advised the Commission that action on the Olsen Beechwood Specific Plan will be taken at the March 20, 2007 City Council Meeting. He reminded the Commission that the Planner's Institute will be held next week in San Diego. Ron will be on vacation on April 10, 2007 and Darren and Susan will be in charge of the Planning Commission Meeting of that date.

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, March 16, 2007, at 7:00 am at Touch of Paso Restaurant for non-business matters;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 19, 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, March 26, 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, March 27, 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.