

**PLANNING COMMISSION
MINUTES**

April 10, 2007

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

ABSENT: Withers

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

1. **FILE #:** MISCELLANEOUS 07-001
APPLICATION: A multi-phased mixed-use development project. The Master Plan is planned to include 4 medical office buildings

(approximately 96,000 s.f.), an assisted living residential care facility (52 rooms), a mixed-use retail/residential project with approximately 20,000 s.f. of retail area and 26 residences, and a 48 unit apartment complex.

APPLICANT: City initiated
LOCATION: North and south of 4th Street and between Spring Street and Pine Street and the Union Pacific Railroad right-of-way.

Opened Public Hearing.

Public Testimony: In favor: Jim Saunders, PM & D; site developer

Opposed: None

Neither in favor nor opposed but asking questions: Kathy Barnett

Closed Public Hearing.

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

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

2. FILE #: **TENTATIVE PARCEL MAP PR 07-010**
APPLICATION: To consider a request to subdivide an existing building into four condominium units for light-industrial/manufacturing use. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Twin Cities Surveying on behalf of Donald Thiessen
LOCATION: 2127 Vanderlip Court

Opened Public Hearing.

Public Testimony: In favor: Tim Thiessen

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Withers absent), to approve Tentative Parcel Map PR 07-010 as presented.

3. FILE #: **GENERAL PLAN AMENDMENT 07-001(A);
SPECIFIC PLAN AMENDMENT 07-001; AND
REZONE 06-006**

APPLICATION: To consider modifying the City’s General Plan designation of property currently designated as Residential Single Family with a Resort Lodging Overlay (RSF-1 R/L Overlay), to Residential Multi-Family Low Density with a Resort Lodging Overlay (RMF-8 R/L Overlay). In conjunction with the General Plan Amendment is an application for Rezone 06-006 to consider modifying the Zoning Code designation of the property currently zoned as Residential Single Family Planned Development with a Resort Lodging Overlay (R-1, B-4 PD R/L Overlay) to Multi-Family Residential Planned Development with a Resort Lodging Overlay (R-2 PD R/L Overlay). Borkey Area Specific Plan Amendment to reflect these changes. 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 Lloyd/Buena Vista Place, LLC
LOCATION: Northeast corner of Buena Vista Road and Experimental Station Road, (APN 025-391-014).

Opened Public Hearing.

Public Testimony: In favor: Dan Lloyd, applicant
Larry Werner, applicant representative
Steve Meixner
Scott Burns

Opposed: George Finigan
Pete Johnston
Bic Moe
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Withers absent) to recommend that the City Council approve a Negative Declaration for General Plan Amendment 07-001(a), Rezone 06-006, and Specific Plan Amendment 07-001 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treatch, and passed 5-1-1 (Commissioner Holstine opposed, Commissioner Withers absent), to recommend that the City Council postpone review of Rezone 06-006, General Plan Amendment 07-001(a) and Specific Plan Amendment 07-001 until the development project can be considered concurrently with the amendments.

- 4. **FILE #:** **GENERAL PLAN AMENDMENT 07-001(B)**
- APPLICATION:** To consider modifying the City’s General Plan to:
 - (1) establish the Uptown Specific Plan Overlay Land Use Category over approximately 400 acres of land;
 - and (2) to delete the Oak Park Specific Plan Land Use Category, which is located between 28th and 34th Streets and between Park Street and the Union Pacific Railroad.
- APPLICANT:** City initiated
- LOCATION:** Generally located north of 23rd and 24th Streets and between Vine Street and Highway 101.

Opened Public Hearing.

Public Testimony: In favor: Pearl Munak, Housing Authority
Dick Willhoit, Housing Authority

Opposed: None

Neither in favor nor
opposed but having questions: Julie Maxie

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treatch, and passed 5-1-1 (Commissioner Flynn refrained, Commissioner Withers absent), to recommend the City Council approve a Negative Declaration for General Plan Amendment 07-001(b) as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treatch, and passed 5-1-1 (Commissioner Flynn refrained, Commissioner

Withers absent), to recommend the City Council approve General Plan Amendment 07-001(b) as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval): NONE
- 6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given
 - b. PAC (Project Area Committee): No report given
 - c. Main Street Program: Commissioner Holstine reported on upcoming Main Street activities
 - d. Airport Advisory Committee: No report given
 - e. Measure T Bond Oversight Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

No report given

PLANNING COMMISSION MINUTES FOR APPROVAL

- 7. March 27, 2007

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

REVIEW OF CITY COUNCIL MEETING

April 3, 2007

Commissioner Flynn gave a brief overview.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn asked if John Falkenstien could provide clarification of the Highway 46 west assessment district at a future meeting.
- Commissioner Treach asked if it was possible for the Police Department could provide a speed check trailer on Union Road.
- Commissioner Steinbeck asked if there had been an appeal filed on the Taco Bell sign. Staff responded that an appeal had not been filed.
- Commissioners Steinbeck and Holstine asked if the audio and visual equipment in Chambers was scheduled for replacement at any time in the future.

STAFF COMMENTS

None

ADJOURNMENT to the Development Review Committee Meeting of Monday, April 16, 2007 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 April 20, 2007 at 7:00 am at Touch of Paso;

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