

**PLANNING COMMISSION  
MINUTES**

**May 8, 2007**

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

**ABSENT:** None

**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

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**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.**

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**PUBLIC HEARINGS**

*The following item is a continued Open Public Hearing from the Planning Commission Meeting of Tuesday, April 24, 2006.*

- 1. FILE #: **TIME EXTENSION CONDITIONAL USE PERMIT 05-004, PLANNED DEVELOPMENT 05-007, REZONE 05-002 AND TENTATIVE TRACT 2745**
- APPLICATION: A request for a one-year time extension to construct a mixed use project with commercial retail, office, residences and a church in the Regional Commercial Mixed Use 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: Halferty/DeBeikes, Joint Venture
- LOCATION: The northeast corner of Oak Hill Road and Old South River Road; APNs: 009-814-020 and -021

Continued Open 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 Flynn, and passed 7-0, to approve a one year time extension for Conditional Use Permit 05-004, Planned Development 05-007, Rezone 05-002 and Tentative Tract 2745 as presented.

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- 2. FILE #: **TENTATIVE PARCEL MAP PR 05-0378**
- APPLICATION: To consider a request to split an existing lot into two parcels. The property is located in the R-2 Low Density Multi-Family 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: Dan Conner
- LOCATION: 519 and 521 Third 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 Steinbeck, seconded by Commissioner Treach, and passed 7-0, to approve Tentative Parcel Map PR 05-0378 as presented.

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- 3. **FILE #:** **TENTATIVE PARCEL MAP PR 07-008**
- APPLICATION:** To consider a request to split an existing lot to provide each building with its own property. The proposed Tentative Parcel Map also includes an offer of dedication along 4<sup>th</sup> and Spring Streets. The property is in the C3, Commercial/ Light Industrial 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:** Jim Saunders on behalf of Pacific Management & Development
- LOCATION:** The northeast corner of 4<sup>th</sup> and Spring Streets, (APN 009-261-003, 009-261-002)

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 Flynn, and passed 7-0, to approve Tentative Parcel Map PR 07-008 as presented.

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**Commissioner Treach stepped down for the following item, due to a conflict of interest.**

- 4. **FILE #:** **PLANNED DEVELOPMENT 07-003**
- APPLICATION:** To consider a request to construct two new commercial buildings totaling 31,000 square feet. The Planning Commission will also be considering

the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Hamrick Associates on behalf of Germaine Properties/Retail Anywhere  
LOCATION: On Germaine Way within the Golden Hill Industrial Park (Lot 18 of Tract 2269).

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Treach refrained), to approve Planned Development 07-003 with a correction to Standard Condition No. 2.

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**Commissioner Treach resumed his seat on the dais.**

5. FILE #: **CODE AMENDMENTS 07-001 AND 07-003**  
APPLICATION: To consider a request to amend Table 21.16.200 to allow the placement of cellular facilities within various zoning districts, with the approval of a Conditional Use Permit. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Ridge Communications and Sprint/Nextel Wireless  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** In favor: Sheldon Smith, Paso Robles School District  
Dino Putrino, Ridge Communications  
Gordon Bell, Sprint/Nextel

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and passed 7-0, to recommend the City Council adopt the Negative Declaration and Text Amendment as presented.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 6. Development Review Committee Minutes (for approval):
  - a. April 16, 2007
  - b. April 23, 2007

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 7-0, to approve the DRC Minutes listed above as presented.

- 7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Treach gave an update on storm water education.
  - b. PAC (Project Area Committee): Commissioner Menath provided an update of the meeting and discussion of matters related to the 4<sup>th</sup> Street Master Plan site.
  - c. Main Street Program: Commissioner Holstine provided an update of upcoming activities.
  - d. Airport Advisory Committee: Commissioner Treach gave an update of airport review matters.
  - e. Measure T Bond Oversight Committee: No meeting.

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**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ron Whisenand reported that all programs are progressing on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 8. April 24, 2007

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Steinbeck, and passed 7-0, to approve the Planning Commission Minutes of April 24, 2007 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

May 1, 2007

Commissioner Holstine provided a brief overview of the City Council Meeting of May 1, 2007.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Menath gave further background on the PAC and their need to be informed.

## **STAFF COMMENTS**

- Ron Whisenand discussed the upcoming County-wide Historic Preservation Workshop.
- He also provided more information from the City Council Meeting of May 1, 2007 including
  - 4<sup>th</sup> Street Master Plan
  - Lloyd General Plan Amendment
  - Uptown Specific Plan
- He further reminded the Commissioners of the Downtown Parking Workshop to be held on Wednesday, May 30, 2007 at 7:00 pm in the Library Conference Center.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, May 14, 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, May 18, 2007 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, May 21, 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, May 22, 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.