

**PLANNING COMMISSION
MINUTES**

July 24, 2007

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

ABSENT: Menath

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING:

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED - Staff recommended that Item No. 1 be 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

1. **FILE #:** CODE AMENDMENT 07-004
APPLICATION: To consider a request to add the definition of the land use term Vacation Rentals, and

associated development regulations. This will be a recommendation to the City Council.

APPLICANT: City-initiated
LOCATION: Citywide

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 6-0-1 (Commissioner Menath absent), to continue Code Amendment 07-004 to date uncertain.

2. FILE #: **TENTATIVE TRACT 2864**
APPLICATION: To consider a request to subdivide property with 18 multi-family residential units located on it, into six parcels, where lots 1 through 4 are proposed to have four units each, lot 5 will have two units, and lot 6 would be a common lot. The property is located in the R-3 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: Byron Davis
LOCATION: 3424 Park Street (APN 008-041-426)

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 Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve Tentative Tract 2864 as presented.

3. FILE #: **PLANNED DEVELOPMENT 07-007**
APPLICATION: To consider a request to construct new facility for Hometown Nursery. The project would include the

construction of a new 4,965 square foot building with outdoor nursery areas. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Nick Gilman on behalf of Dr. B.R. Bryant
LOCATION: On the west side of Spring Street, between 2nd and 3rd Streets

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman, applicant representative
Bob Bryant, applicant

Opposed: None

Neither in favor nor
opposed but asking about parking: Tom Hardwick

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Treach, and passed 6-0-1 (Commissioner Menath absent), to approve Planned Development 07-007 as modified.

4. FILE #: **PLANNED DEVELOPMENT 07-008 and
CONDITIONAL USE PERMIT 07-013**
APPLICATION: To consider a request to construct one new
10,500 square foot industrial storage 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: Nick Gilman on behalf of Ole & Paul Viborg
LOCATION: 2100 Vanderlip Court (south end of cul de sac)

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Menath absent), to approve Planned Development 07-008 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Menath absent), to approve Conditional Use Permit 07-013 as presented.

OTHER SCHEDULED MATTERS

- 5. FILE #: **SITE PLAN 07-013**
APPLICATION: To consider a request to share parking between the residential use and the office use.
APPLICANT: Ty and Jennifer Christensen
LOCATION: 1921 Spring Street

Comments received from Stephen King, applicant representative.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve Site Plan 07-013 as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. July 2, 2007
 - b. July 9, 2007

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Menath absent), to approve the DRC Minutes listed above as presented.

- 7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting held
 - b. PAC (Project Area Committee): No meeting held
 - c. Main Street Program: Commissioner Holstine provided an update of current Main Street events.
 - d. Airport Advisory Committee: No report given.
 - e. Measure T Bond Oversight Committee: Nothing to report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. July 10, 2007

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Menath absent), to approve the Planning Commission Minutes of July 10, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

July 17, 2007

Commissioner Flynn provided an overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Johnson asked about the General Plan applicability for Capitol Hill.

Commissioner Steinbeck indicated that the new unit built at the corner of 19th and Spring Street was an excellent example of infill development.

Commissioner Holstine asked about the status of the project recently approved at the northeast corner of Golden Hill and Union Roads.

STAFF COMMENTS

Ron Whisenand reported that the Downtown Parking Proposals have been received and are being reviewed as are those for the Uptown Specific Plan. He also reported that several cell tower requests are coming up before the DRC and Planning Commission; and finally, that the ad-hoc Gateway Design Review Committee would be meeting with the consultants on July 30, 2007.

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 30, 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, August 6, 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, August 13, 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, August 14, 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.