

**PLANNING COMMISSION
MINUTES**

August 14, 2007

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

ABSENT: One Commission vacancy.

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Cal Poly presentation on Regional Energy Conference.

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED - Staff recommended that Item No. 1 be continued to August 28, 2007.

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 was proposed to be opened and continued to the Planning Commission Meeting of August 28, 2007.

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|----|--------------|--|
| 1. | FILE #: | PLANNED DEVELOPMENT 06-025 AND
CONDITIONAL USE PERMIT 06-013 |
| | APPLICATION: | To consider a request to develop a regional shopping center including: a 169,112 square foot home improvement and garden center; and |

several other retail buildings with a combined building square footage of approximately 105,000 s.f., and three restaurant pads. The project is in the Commercial/Light Industrial (C-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: Regency Centers
LOCATION: Northwest corner Highway 46 east and Golden Hill Road (APNs 025-391-037, -033, -039, -063, and -067)

Opened Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 6-0-1 (one vacancy), to continue Planned Development 06-025 and Conditional Use Permit 06-013 as presented.

2. FILE #: **PLANNED DEVELOPMENT 06-021 AND TENTATIVE TRACT 2716**
APPLICATION: To consider a request to construct 154,340 square feet of manufacturing/light-industrial uses within a total of 32 separate buildings. Within the 154,340 square feet, there is proposed to be some support commercial and office uses included in the project. The buildings with associated parking, access and landscape areas would develop approximately 14 acres of the existing 210 acre Links Golf Course. A subdivision is also being requested so that each building would be located on a separate parcel. In conjunction with the project, the applicant will be extending the existing Aero Tech Center Way public road to the north to access the project. This would be the main access point to the project. The existing Links Golf Course will remain in operation with the development of this project. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Kirk Consulting on behalf of Vista del Hombre, LLC – Kelly Gearhart
LOCATION: 5151 Jardine Road

Opened Public Hearing.

Public Testimony: In favor: Jamie Kirk, applicant representative
Kathy Barnett

Opposed: John Gallenstein
Hyli Greene
Chris Ivey

Ted Cook
Gary Bowen
Patricia Ward
JuLee Watson
Loren Adams
Leonard Phillips

Neither in favor nor
opposed but expressing concerns:

Tom Brink
Wendy Smith
Joy Sprague
Bruce Greer

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and failed on a 3-3-1 vote (Commissioners Treach, Flynn, and Johnson opposed, one vacancy), to approve the Mitigated Negative Declaration for Planned Development 06-021 and Tentative Tract 2716 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 4-2-1 (Commissioners Treach and Holstine opposed, one vacancy), to deny the project as presented.

Commissioner Withers stepped down for the following item due to a conflict of interest.

3. FILE #: **GENERAL PLAN AMENDMENT 07-002(a), REZONE 06-004, PLANNED DEVELOPMENT 06-024, CONDITIONAL USE PERMIT 06-011, AND TENTATIVE PARCEL MAP PR 06-0272**
- APPLICATION: To recommend that the City Council approve the following: **General Plan Amendment 07-002(a):** a request to amend the land use designation from Residential Single Family (RSF 2) to Residential Multiple Family, 12 units per acre (RMF-12). **Rezone 06-004:** a request to change the zoning district from R-1B3, single-family residential, 2 units per acre to Multiple-Family Residential, 12 units per acre (R-3). **Planned Development 06-024 & Conditional Use Permit 06-011:** a request to construct a 124-unit senior retirement community. **Tentative Parcel Map PR 06-0272:** a request to subdivide the 13.4 acre site into two parcels, where Parcel 1 would be 1.6 acres. The existing church/pre-school would remain on Parcel 1 and would be expanded with the approval of PD 06-024. Parcel 2 would include the 11.8 acre site where the new senior retirement

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

APPLICANT: North Coast Engineering, on behalf of Golden Hill Development, LLC
LOCATION: 2450 Golden Hill Road (APN 025-366-012)

Opened Public Hearing.

Public Testimony: In favor: Bill Hawk, property owner
Bruce Fraser, project architect
Larry Werner, applicant representative
Jon Basila, project applicant for senior housing
Chuck Major, applicant's team; operator of senior housing
Ruth Kuhn
Kathy Barnett
Art Trinidad
Joe Horne
Don Idler
Dan Katches
Frank Honeycutt
Rich Bartel
Barbara G. Radisarljevic
Inga Odenwald
Julie Whitacre
Harvey Mundee
Gary Kuhn
Debbie Trinidad

Opposed: Mike Helberg
Steven Lopate

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Treatch, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Withers refrained, one vacancy), to recommend that the City Council approve a Negative Declaration for General Plan Amendment 07-002; Rezone 06-004, Planned Development 06-024; Conditional Use Permit 06-011; and Tentative Parcel Map PR 06-0272 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Withers refrained, one vacancy), to recommend that the City Council approve General Plan Amendment 07-002 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Treatch, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Withers refrained, one vacancy), to recommend that the City Council approve Rezone 06-004 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Treatch, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Withers refrained,

one vacancy), to recommend that the City Council approve Planned Development 06-024 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Withers refrained, one vacancy), to recommend that the City Council approve Conditional Use Permit 06-011 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Withers refrained, one vacancy), to recommend that the City Council approve Tentative Parcel Map PR 06-0272 with an added condition for decorative open fence subject to DRC approval.

Commissioner Withers resumed her seat on the dais.

Commissioner Treatch stepped down for the following item due to a conflict of interest.

- 4. FILE #: **GENERAL PLAN AMENDMENT 07-002(b) AND REZONE 06-005**
- APPLICATION: To recommend that the City Council consider a request to amend the land use designation and zoning from Agricultural/Airport Overlay to Parks and Open Space/Airport Overlay. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Munde
- LOCATION: Golden Hill Road north of Highway 46 east (APNs 025-431-037 and -038)

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Dick Poole, applicant traffic consultant
Chip Tamagni, applicant arborist
Rob Lepore
Ken Munde

Opposed: Dennis Spoolstra
Kathy Barnett
Joe McCowin
Lydia McCowin
Patrick Gross
Matthew Bryant
Jane Carey
Victoria Simon-Berg
Scott Berg
Chet Simon
Brian Thorndyke
Mabel Bond

Greg Kudlick
Cheryl Parkin

Closed Public Hearing.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and failed 3-2-1-1 (Commissioners Steinbeck and Holstine opposed, Commissioner Treach refrained, one vacancy), to recommend that the City Council deny the project as presented. A super-majority (quorum vote) of the Planning Commission was needed for the vote to carry for this project.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 3-2-1-1 (Commissioners Flynn and Withers opposed, Commissioner Treach refrained, one vacancy), to postpone a decision on this project, and request staff to prepare and bring back two resolutions, one in favor and one opposed, until the Planning Commission Meeting of August 28, 2007.

Commissioner Treach resumed his seat on the dais.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

5. Development Review Committee Minutes (for approval):
 - a. July 16, 2007
 - b. July 23, 2007
 - c. July 30, 2007

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

6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Treach reported that the Committee discussed their goals for 2007-2008 which include the Salinas River Corridor and Water Conservation.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine reported on the upcoming Olive Festival and Main Street Mixer.
 - d. Airport Advisory Committee: No meeting
 - 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

7. July 24, 2007

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Johnson, and passed 6-0-1 (one vacancy), to approve the Planning Commission Minutes of July 24, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

August 7, 2007

A brief overview of the City Council Meeting of August 7, 2007 was provided by Margaret Holstine.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn asked if the audio/visual problems equipment problems in the Council Chambers can be addressed.
- Commissioner Holstine expressed concern with the remodel of the old Tribune building at 840 – 11th Street and the changing of the windows.
- Commissioner Treach volunteered to sit on the Project Area Committee (PAC) until a new Planning Commission liaison can be appointed.
- Commissioner Flynn volunteered to be the alternate Commissioner on the Development Review Committee (DRC).

STAFF COMMENTS

None

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, August 17, 2007 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 20, 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 27, 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 28, 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.