

**PLANNING COMMISSION
MINUTES**

March 11, 2008

PLANNING COMMISSIONERS PRESENT: Flynn, Hodgkin, Holstine, Johnson, Peterson, Steinbeck

ABSENT: Treach

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

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 #:** **TENTATIVE PARCEL MAP PR 05-0417**
 APPLICATION: To consider a request to subdivide a 7,000 square foot R2 zoned lot into two parcels. The existing house would remain and be on Parcel 2; a new house would be built on Parcel 1. The Planning Commission will

also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: EMK & Associates on behalf of Kathleen Reneau

LOCATION: 807 Vine Street, the northwest corner of 8th Street and Vine 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 Johnson, seconded by Commissioner Hodgkin, and passed 6-0-1 (Commissioner Treatch absent), to approve Tentative Parcel Map PR 05-0417 as presented.

2. FILE #: **TENTATIVE PARCEL MAP PR 05-0282 and EASEMENT ABANDONMENT 08-001**

APPLICATION: To consider a request to subdivide an approximate 2-acre site into two 1-acre lots; and to recommend the City Council consider a request to abandon a portion of the Jackson Drive right-of-way (EA 08-001). The right-of-way area is no longer necessary, since Jackson Drive was re-designed with the recent Union Road improvement 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: Dan Stewart on behalf of Brian Stein

LOCATION: southeast corner of Jackson Drive and Union Road

Opened Public Hearing.

Public Testimony: In favor: Brian Stein, applicant

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Treatch absent), to approve Tentative Parcel Map PR 05-0282 with the elimination of Planning Condition Number 7 requiring the addition of a fire hydrant (one already exists); and the addition of a new Planning Condition Number 9 requiring the new parcel to be annexed into the existing CFD.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Treatch absent), to recommend that the City Council approve Easement Abandonment 08-001 as presented.

Item No. 6, Form Based Codes Presentation was taken out of order and was presented at this time.

6. FILE #: **FORM BASED CODES AND PRESENTATION**

A Presentation of Form Based Codes was made by Susan DeCarli, City Planner. No action was taken. This was a discussion/education item only.

- 3. FILE #: **GATEWAY DESIGN STANDARDS**
- APPLICATION: To consider a recommendation to the City Council to adopt a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the Paso Robles Gateway Design Standards. This project provides development standards to assist in creating attractive and cohesive transitions at the City’s “gateways” from surrounding rural areas, and “entryways” from Highways 101 and 46. The standards include addressing: grading; site planning; building form; landscaping; fencing; signs and other associated activities visible from the City’s gateways.
- APPLICANT: City-initiated
- LOCATION: Areas visible from the City’s gateways.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hodgkin, and passed 6-0-1 (Commissioner Treatch absent), to recommend the City Council approve a Mitigated Negative Declaration for the Gateway Design Standards as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Peterson, and passed 5-1-1 (Commissioner Holstine opposed, Commissioner Treatch

absent), to recommend the City Council approve the Gateway Design Standards subject to further changes to the Plan that were raised during the hearing.

OTHER SCHEDULED MATTERS

4. FILE #: **GENERAL PLAN ANNUAL REPORT**

A presentation was made by Ed Gallagher, City Planner.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Tretch absent), to recommend the City Council, via voice vote (minute action), approve submittal of the 2008 General Plan Annual Report to the Governor’s Office of Planning and Research and to the Department of Housing and Community Development, as presented.

5. FILE #: **NACIMIENTO WATER TREATMENT PLANT DESIGN REVIEW**

A presentation was made by Doug Monn, Public Works Director. Following the presentation, the Planning Commission considered the proposed layout/architecture of the facility and provided the following direction:

- Tuscan theme okay
- Softer color (alternate)
- Balance design with fiscal responsibility
- Add windows and/or building articulation to improve design character
- Look into installing perimeter landscaping up front
- Signage to be referred back

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):
 - a. February 4, 2008
 - c. February 25, 2008

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

8. 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 provided an update
 - d. Airport Advisory Committee: Commissioner Peterson provided an update including information regarding a new building for fueling and jet access.
 - e. Measure T Bond Oversight Committee: Nothing to report

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

9.
 - a. February 12, 2008
 - b. February 19, 2008
 - c. February 26, 2008

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

REVIEW OF CITY COUNCIL MEETING

10. March 4, 2008

Commissioner Holstine provided an overview of the March 4, 2008 City Council Meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck asked about the Downtown Parking Study.

STAFF COMMENTS

Ron Whisenand polled the Commission regarding consideration of an earlier than normal start time on May 27, 2008 in order to accommodate the post-charrette briefing on that night also. There is a possibility that meeting will start up to one hour earlier than usual.

There is an opportunity for Commissioners and staff to attend and participate in an Airport Orientation training session regarding the many inner workings of the Airport, its procedures and guiding documents. This orientation is tentative scheduled for 5:00 pm on Thursday, March 27, 2008.

Ron Whisenand:

- provided an update of the CalTrans Highway 46 east Corridor Study;
- provided an update of the Uptown/Town Centre Specific Plan and upcoming dates concerning same;
- reminded that the March 25, 2008 Planning Commission meeting will be a joint meeting with the City Council regarding the Downtown Parking Study;
- advised the Planning Commission that the video from the Dan Burden presentation on February 26, 2008 is available.

ADJOURNMENT to the Development Review Committee Meeting of Monday, March 17, 2008 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, March 21, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 24, 2008 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 25, 2008, 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.

**JOINT PLANNING COMMISSION/CITY COUNCIL
MINUTES**

March 25, 2008

CITY COUNCIL MEMBERS PRESENT: Hamon, Nemeth, Picanco, Strong and Mecham

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

ABSENT: Commissioner Hodgkin

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Steve Mangelsen, Chief Financial Officer for Hayward Lumber Company invited communication with the City of Paso Robles to determine highest and best use of the recently vacated Hayward Lumber Company property at 944 Pine Street, Paso Robles.

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

DISCUSSION

Consideration of the Downtown Parking Management Plan including a presentation by Parking Design Group (PDG) and by Dr. Donald Shoup, providing strategies to effectively manage the supply of public parking. Public Testimony was accepted and staff was be provided with direction on how to proceed.

Opened Public Hearing.

Public Testimony: In favor: Jeannie Gibson
Jay Huebner
Mike Gibson
Matt Francioni

Opposed: John Roush
Jim Heggarty
Donna Przybyla
Kathy Barnett
Norma Moye

Neither in favor nor opposed
but expressing concerns:

Dale Gustin
Pastor Vern Haynes
Nancy Harris

Closed Public Hearing.

Action: A motion was made by Commissioner Nemeth, seconded by Commissioner Hamon, and passed 4-1 (Commissioner Picanco opposed), to implement a Parking Management Plan using a “pay-for-parking” strategy designed to create optimal turnover of prime commercial spaces (to facilitate easy convenient customer access to downtown shops), offset enforcement expense, and provide funding for future downtown and parking improvements. Implementation is to occur upon completion of the UpTown/Town Centre Specific Plan (about 18 months from now). The Specific Plan will, as part of the parking plan implementation, consider future parking facility locations and public transit to support use of parking facilities.

ADJOURNMENT:

Planning Commission adjournment to the Development Review Committee Meeting of Monday, March 31, 2008 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, April 7, 2008 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 8, 2008, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

City Council adjournment to the regular City Council Meeting of Tuesday, April 1, 2008 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

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