

**PLANNING COMMISSION
MINUTES**

June 24, 2008

PLANNING COMMISSIONERS PRESENT: Hodgkin, Holstine, Johnson, Steinbeck, Treach

ABSENT: Flynn, Peterson

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

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|----|---------------------|--|
| 1. | FILE #: | TIME EXTENSION TENTATIVE TRACT 2741 |
| | APPLICATION: | To consider a request for a one year time extension for Tract 2741, a project to convert the existing 12-unit apartment complex into 12 condominium units. |

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

APPLICANT: Jeremy Corea, on behalf of Weyrich Development Company, Inc.

LOCATION: 1012-1034 Experimental Station Road

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 Treatch, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to approve a one-year Time Extension for Tentative Tract 2741 as presented.

2. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 04-012**

APPLICATION: To consider a request to construct a 120,617 square foot mini-storage facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Orrin Cocks

LOCATION: 1601 North River Road

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Christie Hodgkin, seconded by Margaret Holstine, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to approve a one year time extension for Planned Development 04-012 as presented.

3. FILE #: **AMEND PLANNED DEVELOPMENT 06-011**

APPLICATION: To consider a request to revise the final finish material of the east facing wall from stucco as originally approved, to elastomeric paint. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Paul Norton on behalf of Downtown Park Properties LLC
LOCATION: 811 – 12th Street

Opened Public Hearing.

Public Testimony: In favor: Paul Norton, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hodgkin, seconded by Commissioner Treatch, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to adopt a resolution to amend Planned Development 06-011 allowing the use of elastomeric paint on the eastern wall and adding a brick band of 18” to 24” in height, below the cornice, to match the front brick.

4. FILE #: **PLANNED DEVELOPMENT 08-006**
APPLICATION: To consider a request to construct a ±33,000 square foot winery/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: Steven Pults on behalf of Justin Vineyard & Winery, Inc.
LOCATION: Lot 8 along Wisteria Lane (APN: 025-421-061)

Opened Public Hearing.

Public Testimony: In favor: Tim Woodle, applicant representative
Nick Gilman
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to approve Planned Development 08-006 with the following added conditions.

1. Prior to issuance of a building permit, the property owner shall record an instrument, to be approved by the City Attorney, naming the City of El Paso de

Robles as the sole agent for pumping and delivering the overlyer's groundwater water rights.

- 2. The applicant may reduce the paved area at the north end of the project site if delivery trucks have reasonable maneuvering area within the site. Where paved area is reduced appropriate landscaping shall be installed.

- 5. FILE #: CODE AMENDMENT 08-001
APPLICATION: To consider recommending to the City Council that they update and amend the City's floodplain ordinance to conform to the most recent regulations included in the National Flood Insurance Program. The proposed amendments to the Floodplain Management Ordinance are mandated by FEMA as conditions for participation in the National Flood Insurance Program.
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 Johnson, seconded by Commissioner Treach, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to recommend that the City Council approve Code Amendment 08-001 as presented.

OTHER SCHEDULED MATTERS

- 6. FILE #: DIRECTORY SIGN
APPLICANT: Depot Associates
LOCATION: Pine Street, south of Velta Circle

Public Comment: None given

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Hodgkin, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to approve the directory sign as proposed.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. June 2, 2008
 - b. June 9, 2008

Action: A motion was made by Commissioner Hodgkin, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Flynn and Peterson 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: No report given.
 - d. Airport Advisory Committee: No report given.
 - e. Measure T Bond Oversight Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher reported that all programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 9. June 10, 2008

Action: A motion was made by Commissioner Hodgkin, seconded by Commissioner Treach, and passed 5-0-2 (Commissioners Flynn and Peterson absent), to approve the Planning Commission Minutes of June 10, 2008.

REVIEW OF CITY COUNCIL MEETING

- 10. June 17, 2008

An overview was provided by Commissioner Holstine.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach noted that on the east side of Vine Street between 3rd and 4th Streets looks like a car junk yard.
- Commissioner Steinbeck noted that there is a flashing “Open” sign on a business on 11th Street between Park and Pine Streets. He also stated that there is another similar sign located in the downtown.

STAFF COMMENTS

Darren Nash will refer the above concerns to Code Enforcement.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at http://www.prcity.com/government/planning_commission/agendas.asp.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

ADJOURNMENT at 8:23 pm to the US Highway 101 (US-101)/State Route 46 West (SR-46W) Interchange Improvement Project Meeting of Wednesday, June 25, 2008 at 5:00 pm at Paso Robles City Hall Council Chambers, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, June 30, 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, July 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, July 8, 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.