

**PLANNING COMMISSION
MINUTES**

October 14, 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 08-0098**
 APPLICATION: To consider a request to subdivide an approximately
 7,008 square foot parcel into two residential parcels.
 The Planning Commission will also be considering

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

APPLICANT: Keith Belmont on behalf of Paul Belmont
LOCATION: northeast corner of 3rd and Vine Streets

Opened Public Hearing.

Public Testimony: In favor: Keith Belmont, applicant representative
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 approve Tentative Parcel Map PR 08-0098 as presented.

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

2. FILE #: **TENTATIVE PARCEL MAP PR 06-0272;
GENERAL PLAN AMENDMENT 07-003(a);
REZONE 07-003; PLANNED DEVELOPMENT
07-014 and CONDITIONAL USE PERMIT 07-
020**

APPLICATION: To consider a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) and make recommendation to the City Council for the following:
Tentative Parcel Map PR 06-0272: Request to subdivide the 13.9 acre site into two parcels, where Parcel 1 would be 2.1 acres; the existing church/pre-school would remain on Parcel 1. Parcel 2 would include the 11.8 acre site where the new senior retirement project would be built.
General Plan Amendment 07-003(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) for the 13.9-acre site.
Rezone 07-003: 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,PD) for the 13.9-acre site. It is also requested that the property have PD Overlay Zoning in order to restrict the uses on the property to senior housing/residential care type projects.

Planned Development 07-014 & Conditional Use Permit 07-020: a request to construct a 125-unit Golden Hill Senior Community on Parcel 2. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.

APPLICANT: Golden Hill Retirement/John Basila
LOCATION: 1450 Golden Hill Road

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Christy Gabler, applicant representative
Bruce Frazier, applicant representative – architect
Bill Hawk, property owner
Kathy Barnett
Dr. Paul Ray
Dr. David Hixson
Mickey Singleton
Frank Huneycutt
Ray Derby

Opposed: Sue Harvey

Closed Public Hearing.

A straw vote was taken on whether to support a recommendation to condition the project to develop a pedestrian/bike path through the property. On a 3-2-1-1 vote (Commissioners Flynn and Steinbeck opposed, Commissioner Hodgkin refrained, Commissioner Treach absent), the Commission was not in favor of an on-site public access pathway.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 4-1-1-1 (Commissioner Flynn opposed, Commissioner Hodgkin refrained, Commissioner Treach absent), to recommend the City Council approve Tentative Parcel Map PR 06-0272; General Plan Amendment 07-003(a); Rezone 07-003; Planned Development 07-014 and Conditional Use Permit 07-020 subject to the following added conditions: 1) Delivery hours to be restricted to avoid noise issues with nearby residential properties; 2) DRC to review and mitigate noise issues associated with air conditioning units and service entrances; 3) Open Space to be preserved per the applicant’s plans.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 3-2-1-1 (Commissioners Steinbeck and Flynn opposed, Commissioner Hodgkin refrained, Commissioner Treach absent), to recommend the City Council delete the requirement for the pathway.

3. FILE #: **STREET ABANDONMENT 08-004**
 APPLICATION: To consider a request and make recommendation to the City Council to abandon a portion of the existing street right of way (unnamed road). 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 William B. Hawk
 LOCATION: Portions of the properties located at 1450 & 1402 Golden Hill Road. (APNs: 025-366-012, 016, 017 & 018)

Opened Public Hearing.

Public Testimony: No public testimony given in favor or opposed however, Kathy Barnett posed questions regarding water and sewer line access.

Closed Public Hearing.

Action: A motion was made by Commissioner Peterson, seconded by Commissioner Steinbeck, and passed 3-2-1-1 (Commissioners Flynn and Steinbeck opposed, Commissioner Hodgkin refrained, Commissioner Treach absent), to recommend the City Council find the abandonment consistent with the City's General Plan and approve the abandonment as presented.

Commissioner Hodgkin did not return to the dais for the remainder of the meeting.

OTHER SCHEDULED MATTERS

4. FILE #: **CONDITIONAL USE PERMIT 07-017**
 APPLICATION: 6 month review as condition of approval.
 APPLICANT: Noel Monteleone
 LOCATION: 1331-A Vendels Circle

In accordance with Condition No. 3 of Resolution No. 08-001, this Conditional Use Permit is being reviewed for compliance with all conditions of approval.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-2 (Commissioners Treach and Hodgkin absent), to allow the use to continue in accordance with Planning Commission Resolution 08-001.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. August 18, 2008
 - b. August 25, 2008
 - c. September 8, 2008
 - d. September 15, 2008
 - e. September 29, 2008

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Peterson, and passed 5-2 (Commissioners Hodgkin and Treatch absent), to approve the DRC Minutes listed above as presented.

- 6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report
 - b. PAC (Project Area Committee): No report
 - c. Main Street Program: Commissioner Holstine reported on the Amgen Tour for Paso and other downtown activities including the dedication of Spring Street as a portion of Historical US 101.
 - d. Airport Advisory Committee: Commissioner Peterson discussed the Hunter Ranch project going before the Airport Advisory Committee.
 - e. Measure T Bond Oversight Committee: No report

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that everything is proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 7. September 9, 2008

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-2 (Commissioners Hodgkin and Treatch absent), to approve the Planning Commission Minutes of September 9, 2008 as presented.

REVIEW OF CITY COUNCIL MEETING

- 8. October 7, 2008

Commissioner Holstine provided a summary of the referenced City Council Meeting.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Holstine offered some follow-up thoughts on low traffic volumes at assisted living residential projects.

STAFF COMMENTS

Planning Commission Meeting will be on Wednesday, November 12, 2008; City offices are closed on Tuesday, November 11th in observance of Veterans Day.

See added adjournment below, regarding 3-D Modeling.

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, October 17, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, October 20, 2008 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the 3-D Modeling Demonstration on October 21, 2008, at 3:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

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