

**PLANNING COMMISSION
MINUTES**

January 11, 2005

PLANNING COMMISSIONERS PRESENT: Flynn, Hamon, Holstine, Johnson, Mattke, Menath, Steinbeck

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No changes to agenda.

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 #:** **PLANNED DEVELOPMENT 04-022**
 APPLICATION: To consider a request to construct a 22,500 square
 foot warehouse/light manufacturing 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: Stephenson/Mullin
 LOCATION: 3600 Dry Creek Road

Opened Public Hearing.

Public Testimony: In favor: Michael Helm, applicant representative
 Larry Werner, applicant representative

 Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Hamon, and passed 7-0, to approve Negative Declaration for Planned Development 04-022 as presented.

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Hamon, and passed 7-0, to approve Planned Development 04-022 as modified by City Planner, Susan Zaleschuk.

- 2. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0340**
 APPLICATION: To consider a request to subdivide two R-1 zoned
 parcels into three residential lots. The Planning
 Commission will also be considering the content
 and potential application of any conditions of
 approval that relate to the subject application.

 APPLICANT: Vaughn/Chacon
 LOCATION: 743 Rolling Hills 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 Holstine, and passed 7-0, to approve Tentative Parcel Map PR 04-0340 as presented.

3. FILE #: **TENTATIVE PARCEL MAP PR 04-0376**
APPLICATION: To consider a request to subdivide a 7,000 square foot R-3 zoned lot into two residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: McCarthy Engineering/Bill Stoll
LOCATION: 1517 Pine 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 Flynn, and passed 7-0, to approve Tentative Parcel Map PR 04-0376 as presented.

4. FILE #: **PLANNED DEVELOPMENT 01-015 AMENDMENT**
APPLICATION: To consider a request to construct a new 5,832 square foot service building to the existing dealership. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Dutch Sawyer/Sky River RV
LOCATION: 2525 Theatre Drive

Opened Public Hearing.

Public Testimony: In favor: Joe Chouinard, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Hamon, and passed 7-0, to approve Amendment to Planned Development 01-015 as presented.

5. FILE #: **TENTATIVE PARCEL MAP PR 04-0133**
APPLICATION: To consider a request to split a 40 acre parcel into to parcels of approximately 20 acres each. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jerry Handley
LOCATION: 3340 Airport Road

Opened Public Hearing.

Public Testimony: In favor: Dan Stewart, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to approve Tentative Parcel Map PR 04-0133 as presented.

6. FILE #: **STREET ABANDONMENT 04-007**
APPLICATION: To consider a request abandon a portion of Kleck 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: Steve Sylvester
LOCATION: Kleck 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 Hamon, seconded by Commissioner Flynn, and passed 7-0 to recommend that the City Council approve Street Abandonment 04-007 as presented.

7. FILE #: **WAIVER 04-005**
APPLICATION: To consider a request to waive sidewalk requirements for property frontage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Richard and Gretchen Clark
LOCATION: 107 Capitol Hill Drive

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 Mattke, and passed 7-0, to approve Waiver 04-005 as presented.

OTHER SCHEDULED MATTERS

8. FILE #: **SITE PLAN 04-033**
APPLICATION: To consider a request to remodel the existing buildings formally known as the Bekins Moving Co. buildings.
APPLICANT: William Ostrander
LOCATION: 821 Pine Street

Public Testimony: Applicant William Ostrander presented his Site Plan.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Hamon, and passed 5-2 (Commissioners Johnson and Holstine opposed), to approve Site Plan 04-003 as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

9. Development Review Committee Minutes (for approval):
 - a. December 6, 2004
 - b. December 13, 2004
 - c. December 20, 2004
 - d. December 27, 2004

Action: A motion was made by Commissioner Menath, seconded by Commissioner Hamon, and passed 7-0 to approve the DRC Minutes listed above, as presented.

The DRC Committee members for the coming year will be Commissioners Steinbeck, Hamon, and Holstine and the alternates being Commissioners Flynn and Johnson.

10. Other Committee Reports/Assignments:
 - a. Parks & Recreation Advisory Committee: No report/Commissioner Mattke was tentatively designated as the liaison.
 - b. PAC (Project Area Committee): No report/Commissioner Menath
 - c. Main Street Program: No report/Commissioner Holstine
 - d. Airport Advisory Committee: Commissioner Hamon reported that the Committee is dealing with Ultra-Lite matters./Commissioner Hamon retains the assignment to the Airport Advisory Committee.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A brief status report was given by Bob Lata.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. December 14, 2004

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a summary of the City Council Meeting of January 4, 2005.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine stated that she was please to join the Planning Commission.

- Commissioner Johnson stated that he would like to see the stop sign at 1st and Vine Streets moved further south. He also stated that the 1st and Spring Street intersection, eastbound on 1st Street and immediately to the west of Spring Street needs to be re-stripped to create a third lane allowing a free right turn onto Highway 101.
- Commissioner Mattke expressed kudos to City staff for work well done over the past year.

STAFF COMMENTS

NONE

ADJOURNMENT subsequent adjournment to the Joint Planning Commission/City Council Breakfast Meeting of Friday, January 21, 2005 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 24, 2005 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, January 25, 2005 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.