

**PLANNING COMMISSION
MINUTES**

January 25, 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: Items No. 2 and 5 Public Hearings are proposed to be opened and continued to the Planning Commission Meeting of February 8, 2005.

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

Commissioner Mattke stepped down for the following item.

- 1. FILE #: **GENERAL PLAN AMENDMENT 05-001 (CIRCULATION ELEMENT), SPECIFIC PLAN AMENDMENT 03-003, PLANNED DEVELOPMENT 00-003 AND TRACT 2369**
APPLICATION: To consider a request to eliminate the ‘A’ Street planned west connection to North River 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 for Frank Arciero
LOCATION: South of Highway 46 east, west of Prospect Avenue, north of Union Road and east of North River Road.

Opened Public Hearing.

- Public Testimony:** In favor: Steve Sylvester, applicant representative
Marty Inouye, applicant traffic consultant
Lyndee Althouse
Opposed: Eric Mattke, providing testimony as a property owner impacted by the proposals under consideration.

Neither in favor nor opposed but expressing concerns: Jacqueline Turner
Robert Curry
Patty Sudberry

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Mattke abstained), to adopt a Mitigated Negative Declaration for General Plan Amendment 05-001 (Circulation Element), Specific Plan Amendment 03-003, Planned Development 00-003, and Tentative Tract 2369 as presented, and to recommend Council approval of the proposed General Plan Amendment 05-001 (Circulation Element), Specific Plan Amendment 03-003, Planned Development 00-003, and Tentative Tract 2369 with an additional condition related to a trail connection and a requirement to pay an “in lieu” fee to be established by the City Council.

Commissioner Mattke resumed his seat on the dais.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of February 8, 2005.

- 2. FILE #: **PLANNED DEVELOPMENT 01-030**
 APPLICATION: To consider a request to construct two 50,000 square foot light manufacturing/warehouse buildings with associated parking lots and landscaping. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Mike Nunno for Nunno, LLC
 LOCATION: 3500 Dry Creek Road

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0, to continue the Open Public Hearing for Planned Development 01-030 to the Planning Commission Meeting of February 8, 2005.

- 3. FILE #: **PLANNED DEVELOPMENT 94003 AND CONDITIONAL USE PERMIT 94005**
 APPLICATION: To consider modification and/or revocation of the entitlements associated with the Links Golf Course since outstanding conditions of approval were not completed prior to the October 14, 2004 deadline and a letter requesting further extension was not received in a timely manner.
 APPLICANT: City initiated
 LOCATION: 5151 Jardine Road

Opened Public Hearing.

Public Testimony: Rudy Duran, current owner, requests Planning Commission consider option “b”.
 Ed Anchen, requests Planning Commission consider option “a”.
 Kelly Gearhart, supports option “b”.
 Jeremy Howard, wants to preserve the view.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0, to direct staff to prepare a resolution reflecting the Planning Commission's desired action and to bring the resolution back for consideration as an Other Scheduled Matter, at the Planning Commission Meeting of February 8, 2004. The resolution would be to extend the time for the revocation of the Planned Development and Conditional Use Permit to June 30, 2005, and to allow two years to complete the required improvements.

Commissioner Flynn stepped down for the following item.

4. FILE #: **STREET ABANDONMENT 04-005**
APPLICATION: To consider a request to abandon 38th Street between Vine and Oak Streets. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Brad Vernon
LOCATION: 38th Street between Vine and Oak Streets.

Opened Public Hearing.

Public Testimony: In favor: Brad Vernon, applicant
Opposed: Fred Crowler
Tom Flynn

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Flynn abstained), to recommend that the City Council reject Street Abandonment 04-005.

Commissioner Flynn resumed his seat on the dais.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of February 8, 2005.

5. FILE #: **PREZONE 04-011 (ANNEXATION No. 88 – LINNE ROAD ANNEXATION AREA)**
APPLICATION: To consider a request to establish the appropriate zone categories for approximately 31 acres where

the existing zoning is Residential Rural/Agriculture in the County of San Luis Obispo. The City's General Plan states that the potential residential development for sub-area S-3 (including Our Town and the Paso Robles Vineyard Properties) could total as much as 229 dwelling 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: North Coast Engineering for Centex Homes and Wayne Condict.

LOCATION: North of Linne Road and generally east of a northward extension of Airport Road.

Opened Public Hearing.

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Hamon, and passed 7-0, to Open and Continue Prezone 04-011 (Annexation No. 88 – Linne Road Annexation Area) to the Planning Commission Meeting of February 8, 2005.

OTHER SCHEDULED MATTERS

6. **DRAFT DESIGN GUIDELINES FOR THE WESTSIDE HISTORIC DISTRICT.**

APPLICATION: To discuss adoption of the guidelines which have been prepared by Paso Robles Main Street, consistent with the purpose and intent of the 2003 General Plan and City Council Resolution No. 03-232.

APPLICANT: City Initiated

LOCATION: City of Paso Robles

Public Comment: Grace Pucci spoke in favor of the Guidelines.
Rand Salke spoke in favor of the Guidelines.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to recommend that the City Council approve the Draft Design Guidelines for the Westside Historic District as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):
 - a. January 3, 2005
 - b. January 10, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Johnson, and passed 7-0 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

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

There will be a Public Hearing regarding the new CDBG allocation on March 3, 2005.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. January 11, 2005

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to approve the Planning Commission Minutes of January 11, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata gave a brief overview of the City Council Meeting of January 18, 2005.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine commented that Item No. 1 on this agenda was a difficult decision.
- Commissioner Menath commented that the public was well behaved during the Meeting.
- Commissioner Johnson stated that tandem parking is sometimes necessary at

- Commissioner Steinbeck stated that he will not be available for the Joint City Council/Planning Commission Orientation Meeting of Thursday, January 27, 2005 at 7:00 pm.

STAFF COMMENTS

None

ADJOURNMENT at 10:20 pm to the joint City Council/Planning Commission Orientation Meeting of Thursday, January 27, 2005 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 31 2005 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, February 7, 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, February 8, 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.