

**PLANNING COMMISSION
MINUTES**

February 8, 2005

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

PLANNING COMMISSIONERS ABSENT: Johnson, Mattke

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No changes to agenda.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Item No. 3 was proposed to be further continued to the Planning Commission Meeting of February 22, 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

- 1. FILE #: **TIME EXTENSION FOR PLANNED DEVELOPMENT 02-014, CONDITIONAL USE PERMIT 02-025, AND TENTATIVE TRACT 2504**
- APPLICATION: To consider a one year time extension for “Bastide Village”. 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 Didier Cop
- LOCATION: Northeast corner of Buena Vista Road at Experimental Station Road.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve a one-year time extension for Planned Development 02-014, Conditional Use Permit 02-025, and Tentative Tract 2404 as presented.

- 2. FILE #: **TIME EXTENSION FOR TENTATIVE PARCEL MAP PR 02-0432**
- APPLICATION: To consider a one year time extension to subdivide one 1.25 acre parcel into two single family 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: Tom Lopez
- LOCATION: 2230 Prospect Avenue

Opened Public Hearing.

Public Testimony: In favor: Joe Lopez, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Menath, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve a one-year time extension for Tentative Parcel Map PR 02-0432 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of January 25, 2005.

- 3. 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

Continued Open Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to further continue the Open Public Hearing to the meeting of February 22, 2005, as requested by the applicant.

- 4. FILE #: **PLANNED DEVELOPMENT 04-021 AND TENTATIVE TRACT 2676**
APPLICATION: To consider a request to create, from a 6.43 acre site, an 11 lot residential subdivision with one additional parcel (Parcel 12) being dedicated to the City as open space. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Mark London on behalf of John S. and Gayle L. Whaley
LOCATION: 535 Navajo Avenue

Opened Public Hearing.

Public Testimony: In favor: Mark London, applicant representative

Opposed: None

Neither in favor nor
opposed but expressing concerns: Joe Walker

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve Negative Declaration for Planned Development 04-021 and Tentative Tract 2676 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve Planned Development 04-021 as amended.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve Tentative Tract 2676 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of January 25, 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.

Continued Open Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to recommend to City Council that they approve Prezone 04-011 as presented in option "a" of the staff report.

- 6. FILE #: **CODE AMENDMENT 05-002**
- APPLICATION: To consider recommending to the City Council that they amend the Zoning Code to establish Multi-Family Design Guidelines to apply to new multi-family development.
- 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 Hamon, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to recommend to City Council that they approve Code Amendment 05-002 as presented.

OTHER SCHEDULED MATTERS

- 7. FILE #: **PLANNED DEVELOPMENT 94003 AND CONDITIONAL USE PERMIT 94005**
- APPLICATION: To consider adoption of a resolution reflecting the Planning Commission's direction taken January 25, 2005 regarding 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

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve the resolution as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. January 17, 2005
 - b. January 24, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve the DRC Minutes listed above as presented.

- 9. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given
 - b. PAC (Project Area Committee): No meeting held
 - c. Main Street Program: Commissioner Holstine reported on the upcoming Valentine Dance and "Farm in the Park"
 - d. Airport Advisory Committee: Commissioner Hamon reported on the Airport Master Plan, Airport Layout Plan and that the Airport Land Use Plan is in circulation.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that CDBG funding requests are due by March 3, 2005.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 10. January 25, 2005

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Mattke absent), to approve the Planning Commission Minutes of January 25, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Darren Nash provided a brief overview of the City Council Meeting of February 1, 2005.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Holstine asked about the 2050 Planning Workshop program packet.

Commissioner Hamon asked about the Downtown Parking Plan, the City Council Goals Setting Session and the status of Kohl's.

Commissioner Steinbeck asked about whether there has been any progress on the Food 4 Less circulation improvements. He also asked about the status of the tract south of Serenade Homes.

STAFF COMMENTS

ADJOURNMENT at 8:28 pm to the City Council Goals Setting Session of Saturday, February 12, 2005 at 9:00 am at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 14, 2005 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, February 18, 2005 at 7:00 am at Joe's Place;

subsequent adjournment to the Planning Commission Meeting of Tuesday, February 22, 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.