

**PLANNING COMMISSION
MINUTES**

March 22, 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. 1, 2, 3, and 6 are proposed to be Opened and Continued to the Planning Commission Meeting of Tuesday, April 26, 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 #: **PLANNED DEVELOPMENT 05-004 AND TENTATIVE PARCEL MAP PR 04-0244**
 APPLICATION: To consider an appreciation to subdivide an existing 4.99 acre lot into two parcels of 1.16 acres and 3.83 acres. The project includes a conceptual level Planned Development for a future approximately 61,000 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: Jim Ehrke
 LOCATION: 2944 Union Road

Opened Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Hamon, and passed 7-0 to continue Planned Development 05-004 and Tentative Parcel Map PR 04-0244 to the Planning Commission Meeting of April 26, 2005, as proposed.

- 2. FILE #: **PLANNED DEVELOPMENT 04-021**
 APPLICATION: To consider a request to construct 18 multi-family residences The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Byron Davis
 LOCATION: Just north of Park Street on 34th Street

Continued Opened Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Holstine, and passed 7-0 to continue Planned Development 05-0043 to the Planning Commission Meeting of April 26, 2005, as proposed.

- 3. FILE #: **PLANNED DEVELOPMENT 05-003**
 APPLICATION: To consider a request to construct three “shell” buildings with a combined square footage of 26,132 square feet. The Planning Commission will also be considering the content and potential application of

any conditions of approval that relate to the subject application.
APPLICANT: Sinton/Wheeler
LOCATION: Lot 8 in the Golden Hill Business Park, in the Planned Industrial district.

Opened Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 7-0 to continue Planned Development 05-004 and Tentative Parcel Map PR 04-0244 to the Planning Commission Meeting of April 26, 2005, as proposed.

Commissioner Mattke stepped down for the following item.

4. FILE #: **PLANNED DEVELOPMENT 04-016 AND TRACT 2620**
APPLICATION: To consider a request to create a 16 lot residential subdivision from a 15.2 acre parcel, within the Union/46 Specific Plan area. 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 Vince Vanderlip and Mike Scanlan
LOCATION: at the terminus of Via Lantana and Via Magnolia

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Vince Vanderlip, applicant

Opposed: None

Asking questions and expressing concerns: Kathy Barnett
Kathy Mitchell
Eric Mattke, as a resident in the area
Brian O'Kelly
Tom Hardwick
Gary Nemeth

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Mattke abstained), to approve Mitigated Negative Declaration for Planned Development 04-016 and Tentative Tract 2620 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Mattke abstained), to approve Planned Development 04-016 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Mattke abstained), to approve Tentative Tract 2620 as presented.

5.	FILE #:	CONDITIONAL USE PERMIT 05-003
	APPLICATION:	To consider a request for the construction of a new 1,350 square foot detached garage/pool house, with a height of 24 feet, at 213 Kayla Court. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
	APPLICANT:	Ron Mullins
	LOCATION:	213 Kayla Court

Opened Public Hearing.

Public Testimony: In favor: Ron Mullins, applicant, clarifying the size of the proposed structures

Opposed: None

Expressing concerns: Patty Salvery

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Mattke abstained), to approve Conditional Use Permit 05-003 as presented.

Commissioner Mattke resumed his seat on the dais.

6. FILE #: **CODE AMENDMENT 04-007**
 APPLICATION: To establish development regulations to implement the Residential, Multiple Family, Very High Density (20 units per acre) Land Use Category established by the 2003 Land Use Element of the General Plan; and to make several minor changes to clarify multiple family residential development regulations and bring the into conformance with the intent of General Plan policies.
 APPLICANT: City initiated
 LOCATION: Citywide

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0 to continued the Open Public Hearing for Code Amendment 04-007 to the Planning Commission Meeting of April 26, 2005 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):
 a. February 28, 2005
 b. March 7, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Mattke, 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: Commissioner Holstine reported on the time and place for the “Great Easter Egg Hunt”; she also made reference to the article on the City in Preservation Magazine.
 - d. Airport Advisory Committee:

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are progressing as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. March 8, 2005

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to approve the Planning Commission Minutes of March 8, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Hamon provided a review of the City Council Meeting of March 15, 2005.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Hamon asked questions regarding in lieu parking fees.
- Commissioner Flynn asked about the status of the Nunno Planned Development.
- Commissioner Johnson asked about the status of the Nunno project in relation to possible future requests for a Time Extension.
- Commissioner Mattke asked questions regarding sidewalks, and made reference to the Victoria Gardens in Rancho Cucamonga as an example of a “new” downtown.

STAFF COMMENTS -- NONE

ADJOURNMENT at 9:52 pm to the Development Review Committee Meeting of Monday, March 28, 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, April 4, 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, April 11, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the League of California Cities Planner's Institute from Tuesday, April 12 through Friday, April 15, 2005 in Pasadena, CA;

subsequent adjournment to the Development Review Committee Meeting of Monday, April 18, 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, April 25, 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, April 26, 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.