

**PLANNING COMMISSION
MINUTES**

April 26, 2005

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

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:
Public member Martin Wagner alleged setback non-compliance on neighboring properties at “The Cottages” which are currently under construction in Tract 2376. Mr. Wagner is seeking a stop work order, documentation showing approval for the reduced setback, and is requesting the City reassess the situation. Public member Ann Peterson shares Mr. Wagner’s concerns and sees the reduced setbacks as a mistake.

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

The following item is a continued Open Public Hearing from the Planning Commission Meeting of March 22, 2005.

- 1. FILE #: **PLANNED DEVELOPMENT 05-004 AND TENTATIVE PARCEL MAP PR 04-0244**
- APPLICATION: To consider an application 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

Continued Open Public Hearing.

No Public Testimony given.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to table the project as requested by the applicant.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of March 22, 2005.

- 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 Open Public Hearing.

Public Testimony: In favor: Warren Hamrick, applicant representative
Byron Davis, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0 to approve Mitigated Negative Declaration for Planned Development 04-021 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0 to approve Planned Development 04-021 with an amendment adding requirements for a new CFD and addressing rental agreement contents.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of March 22, 2005.

- 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.

Continued Open Public Hearing.

Public Testimony: In favor: Mr. Brandon, architect

Opposed: None

No Comment: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Flynn, and passed 7-0 to approve Negative Declaration for Planned Development 05-003 as presented.

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Flynn, and passed 7-0 to approve Planned Development 05-003 with changes as discussed.

4. FILE #: **RESUBMITTAL OF PLANNED DEVELOPMENT 04-017**
- APPLICATION: To consider a resubmittal for the development of 45 single family homes. 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 J.M. Wilson Development
- LOCATION: 1650 South River Road

Opened Public Hearing.

Public Testimony: In favor: Grant Robbins, applicant representative

Opposed:

Expressing Concerns: John McCarthy
Ron Jenkins
Brenda Sullivan
Ruth Dickie
Chester Zinn
Tim Sullivan
Warren Junke
Jennette Salache
Mark Wagner
Amy Wagner
Scott Larson
Dale Gustin

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and failed 2-5, to approve the resubmittal of Planned Development 04-017 with specified modifications.

Action: A motion was made by Commissioner Flynn to deny Resubmittal of Planned Development 04-017 and died for lack of a second.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0, to continue this item to the Planning Commission

Meeting of May 24, 2004, to allow the applicant to redesign the Planned Development, taking into consideration the results of a Planning Commission straw vote on three key policy issues (a wall on the south project boundary, location of 2-story buildings, and minimum setbacks).

5. **FILE #:** **PLANNED DEVELOPMENT 05-001**
 APPLICATION: To consider a request to construct a winery/visitor center. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: Adam Firestone
 LOCATION: corner of Highway 46 and Airport Road.

Opened Public Hearing.

Public Testimony: In favor: Adam Firestone, applicant
 John Peel
 Ken Mundee

 Opposed: James Kilmer, Caltrans, recommending denial

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to approve Mitigated Negative Declaration for Planned Development 05-001 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0 to approve Planned Development 05-001 with an added condition to address right-of-way needs of Caltrans for the highway widening along Highway 46 East corridor.

6. **FILE #:** **TENTATIVE PARCEL MAP PR 04-0626**
 APPLICATION: To consider a request to subdivide an R-2 zoned parcel 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 on behalf of Brian Bailey
 LOCATION: 532 – 2nd Street

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Mattke, and passed 7-0, to approve Tentative Parcel Map PR 04-0626 with the new CFD language added to the resolution.

7. FILE #: **CONDITIONAL USE PERMIT 05-001**
 APPLICATION: To consider a request to add a new residential dwelling unit in the Office Professional (OP) Zoning District. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Robert Hawthorne
 LOCATION: 627 – 19th Street

Opened Public Hearing.

Public Testimony: In favor: Robert Hawthorne, applicant and providing letter of support

Opposed: Dale Gustin, opposed to tandem parking

Expressing Concerns: Patrice Yaga, wants impacts to neighboring property to the east minimized.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to approve Conditional Use Permit 05-001 with new CFD language added to the resolution.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of March 22, 2005.

8. 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.

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 recommend that the City Council approve a Negative Declaration for Code Amendment 04-007 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0, to recommend that the City Council introduce an Ordinance amending the Zoning Code to Revise Multiple Family Residential Development Regulations, and set May 17, 2005 as the date for adoption of said Ordinance.

OTHER SCHEDULED MATTERS

9. FILE #: **MISCELLANEOUS 05-004**
APPLICATION: To consider a request to reduce the setbacks in relation to oak trees and grading for the construction of a second dwelling unit.
APPLICANT: Mason
LOCATION: east side of Chestnut Street, south of 11th Street.

Public Discussion

Public Testimony: In favor: Tony Van Coops, contractor

Opposed: Dan Harris, 1025 Olive St., objecting to placement of the 2nd dwelling unit

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to continue discussion of this item to the Planning Commission Meeting of May 24, 2005, to allow the applicant to meet with a concerned neighbor and seek a mutually agreed upon design.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. March 14 2005
 - b. March 21, 2005
 - c. March 28, 2005
 - d. April 4, 2005
 - e. April 11, 2005

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.

- 11. 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 upcoming Sunset Mixer and the upcoming Farm and Ranch Program.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided a summary report of the LED Crosswalk which is to be installed.

PLANNING COMMISSION MINUTES FOR APPROVAL

12. March 22, 2005

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Hamon, and passed 7-0 to approve the Planning Commission Minutes of March 22, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

A review of the City Council Meeting of April 19, 2005 was provided by Commissioner Mattke.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson commented that the Planner's Institute conference this year was interesting. He also cited the Santa Cruz Housing Program.
- Commissioner Steinbeck commented on the Santa Barbara Affordable Housing Conference.

STAFF COMMENTS

Photos from the Pasadena Walking Tour and a report will be presented at the next Planning Commission Meeting to be held on May 10, 2005.

ADJOURNMENT at 11:10 pm to the Development Review Committee Meeting of Monday, May 2, 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, May 9, 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, May 10, 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.