

**PLANNING COMMISSION
MINUTES**

May 24, 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

The following item is a continued open Public Hearing from the Planning Commission Meeting of April 26, 2005.

- 1. FILE #: **RESUBMITTAL OF PLANNED DEVELOPMENT 04-017**
- APPLICATION: To consider a resubmittal for the creation of a 45 lot residential subdivision 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

Continued Open Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Travis Fuentes

Expressing Concerns and/or
Opposition: Brenda Sullivan
Tim Sullivan
Sandy Tuttle
Trudy Govers
Trevor Govers
Ruth Dickie
Scott Larson
Elizabeth Silvera
Rebecca Sprague
Marti Kemper
Chester Zinn
Ron James
Alfredo Zavala
Janette Salache
Gail Holloway
Tom Tuit
Jennifer Kalen

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 4-3 (Commissioners Johnson, Flynn, and Mattke opposed), to approve the resubmittal of Planned Development 04-017 as presented by the applicant (including a revised exhibit and a matrix documenting minimum setbacks) allowing the reduction of interior side yard setbacks to a minimum of 5 feet for both one and two story homes, and require a 6 foot decorative masonry wall be constructed along the southern boundary of the Tract, with the addition of landscaping on both sides of the wall, including the City owned area on the south side of the wall, subject to standard and site specific conditions of approval. The approval includes one home with 15 foot rear yard, subject to DRC approval.

2. **FILE #:** **PLANNED DEVELOPMENT 05-005**
APPLICATION: To consider a request to enclose the existing Garden Center and storage space for the existing Target store. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Pacific Land Services on behalf of Target Corporation.
LOCATION: 2305 Theatre Drive

Opened Public Hearing.

Public Testimony: In favor: John Warren
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0, to approve Planned Development 05-005 as presented.

3. **FILE #:** **CONDITIONAL USE PERMIT 05-005**
APPLICATION: To consider a request to operate an automotive smog testing shop within an existing commercial building (currently under construction). The

content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Ken Elliott, Jr.
LOCATION: 834 Paso Robles Street

Opened Public Hearing.

Public Testimony: In favor: Ken Elliott, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 7-0 to approve Conditional Use Permit 05-005 as presented.

4. FILE #: **TENTATIVE PARCEL MAP PR 02-0250**
APPLICATION: To consider a request to subdivide an R1 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: EMK & Associates on behalf of Kim Oeck
LOCATION: South and west of Olive Street and 6th Street

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to continue Tentative Parcel Map PR 02-0250 to the Planning Commission Meeting of June 28, 2005 as requested by the applicant.

5. FILE #: **CONDITIONAL USE PERMIT 05-008**
APPLICATION: To consider a request to build a new two-story detached garage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Warren Cardelli
LOCATION: 130 – 17th Street

Opened Public Hearing.

Public Testimony: In favor: Warren Cardelli, applicant

Opposed: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0, to approve Conditional Use Permit 05-008 as presented.

Commissioner Steinbeck stepped down for the following item.

- 6. FILE #: **STREET ABANDONMENT 04-003**
- APPLICATION: To consider a request to abandon a portion of Oak Street between 3rd and 4th Streets, an existing “paper” street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: John McCarthy on behalf of Dick Morris and Joe Cardinale
- LOCATION: Oak Street between 3rd and 4th Streets

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative

Expressing Concerns: Jim Shumate

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Street Abandonment 04-003 as presented.

Commissioner Steinbeck resumed his seat on the dais.

OTHER SCHEDULED MATTERS

The following item is a continued Open Public Hearing from the Planning Commission Meeting of April 26, 2005.

- 6a. FILE #: **MISCELLANEOUS 05-004**
- APPLICATION: To consider a request to reduce the setbacks in relation to oak trees and grading for the construction of second dwelling unit.
- APPLICANT: Mason
- LOCATION: East side of Chestnut Street, south of 11th Street.

Continued Open Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to continue Miscellaneous 05-004 to the Planning Commission Meeting of June 14, 2005.

- 6b. FILE #: **STREET NAME PROPOSED FOR TRACT 2521**
- APPLICANT: John Bertoni
- LOCATION: West end of 21st Street

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to accept a street name for Tract 2521, as “Country View Lane”.

7. DISCUSSION REGARDING PLANNER’S INSTITUTE CONFERENCE RECENTLY HELD IN PASADENA, CA

A slide presentation was provided.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

8. Development Review Committee Minutes (for approval):
 - a. May 2, 2005
 - b. May 9, 2005

Action: A motion was made by Commissioner Menath, seconded by Commissioner Flynn, and passed 7-0, 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 report given.
 - c. Main Street Program: Commissioner Holstine reported that the Kustom Car Show will be in town for the Memorial Day Weekend.
 - d. Airport Advisory Committee: Commissioner Hamon reported that the ultra-light aircraft discussions are continuing.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

10. May 10, 2005

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to approve the Planning Commission Minutes of May 10, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview was provided by Commissioner Steinbeck.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine asked about the processing of comments on Item No. 1 of the agenda.
- Commissioner Flynn posed a question regarding real estate in the County area. He also asked about the status of Tract 2373 at Almendra Court and Golden Hill Road.

- Commissioner Johnson expressed concern regarding the lack of a safety barrier along the drop off on Vine Street between 3rd and 4th Streets.
- Commissioner Steinbeck asked about status of the KFC/A & W located at 24th and Riverside St.
- Commissioner Johnson commented that at Woodland Plaza II, for those turning left out of Kragen's parking lot the turn is difficult, as southbound traffic coming into the shopping center does not stop. He suggested a "Caution, cross traffic does not stop" sign needs to be installed.

STAFF COMMENTS

None

ADJOURNMENT at 10:20 pm to the Development Review Committee Meeting of Monday, June 6, 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, June 13, 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, June 14, 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.