

**PLANNING COMMISSION
MINUTES**

June 14, 2005

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

PLANNING COMMISSIONERS ABSENT: Flynn

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No changes to agenda.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Other Scheduled Item No. 3a, which was a continued Open Public Hearing from the Planning Commission Meeting of May 24, 2005, was withdrawn at the request of the applicant.

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 #: **TENTATIVE PARCEL MAP PR 05-0088**
APPLICATION: To consider a request to subdivide an R3 zoned parcel into three 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: Wilson Land Surveys on behalf of Mulholland Construction
LOCATION: 1435 Pine Street

Opened Public Hearing.

Public Testimony: In favor: Gary Mulholland, applicant
Opposed: None
Posing Questions: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Flynn absent), to approve Tentative Parcel Map PR 05-0088 with revisions to conditions of approval.

Commissioner Steinbeck stepped down for the following item.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 05-0114**
APPLICATION: To consider a request to subdivide an R2 zoned parcel into three 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: Barak Miles on behalf of Scott Ehrke
LOCATION: 2811 Oak Street

Opened Public Hearing.

Public Testimony: In favor but with questions: Scott Ehrke, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Margaret Holstine, and passed 5-0-1-1 (Commissioner Flynn absent, Commissioner Steinbeck abstained), to approve Tentative Parcel Map PR 05-0114 as presented.

Commissioner Steinbeck resumed his seat on the dais.

- 3. FILE #: **PLANNED DEVELOPMENT 05-012 AND TENTATIVE TRACT 2594**
- APPLICATION: To consider a request to create a 48 lot Commercial/Light Industrial subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Wilson Land Surveys, Inc., on behalf of Robert Shannon
- LOCATION: 2965 Wallace Drive

Opened Public Hearing.

Public Testimony: In favor: Dale Gustin

Opposed: None

Expressing Concerns: Russ Thompson
Pete Sanchez

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Flynn absent), to approve a Mitigated Negative Declaration for Planned Development 05-012 and Tentative Tract 2594 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Flynn absent), to Tentative Tract 2594 with revisions to conditions of approval.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Flynn absent), to approve Planned Development 05-012 as amended.

OTHER SCHEDULED MATTERS

The following item, which is a continued Public Hearing from the Planning Commission Meeting of May 24, 2005, is being withdrawn at the request of the applicant.

- 3b. 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.

Withdrawal was noted.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. May 16, 2005
 - b. May 23, 2005
 - c. May 31, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Flynn absent), to carry the Minutes from May 15, 2005 over to the meeting of June 28, 2005 and to approve the Minutes from May 23 and May 31, 2005, as presented.

- 5. 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 Chamber Mixer and other upcoming events.
 - d. Airport Advisory Committee: Commissioner Hamon reported that new rules and regulations are being formulated for ultra-lights.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are progressing as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. May 24, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Flynn absent) to approve the Planning Commission Minutes from May 24, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of June 7, 2005, was given by Commissioner Holstine.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine commented on the Creekside Gardens grand opening.
- Commissioner Hamon commented on the amount of traffic at the intersection of Hwy 46 east and Highway 101 on Thursdays and Fridays and asked what is being discussed in conversations with CalTrans.
- Commissioner Mattke reported that there is construction equipment in the public right-of-way at Montebello Oaks. City Staff (John Falkenstien) will address the matter.

STAFF COMMENTS -- NONE

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, June 17, 2005 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, June 20, 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 27, 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 28, 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.

