

**PLANNING COMMISSION
MINUTES**

June 28, 2005

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

PLANNING COMMISSIONERS ABSENT: Mattke

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:
Carolyn Dildine, 19th Street resident, asked to be notified on any public hearings for the 21st Street Reservoir Project.

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 May 24, 2005.

- 1. 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

Continued Open 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 Holstine and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Parcel Map PR 02-0250 as presented.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 05-0084**
 APPLICATION: To consider a request to subdivide a parcel into two lots of approximately one-half acre each. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Ken Chatham
 LOCATION: 832 Jackson Drive

Opened Public Hearing.

Public Testimony: In Favor: Ken Chatham, applicant

Opposed: Matthew Wagner

Expressing Concerns: Candy Hephtham
Dan Prichard

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 4-2-1 (Commissioners Flynn and Hamon opposed, Commissioner Mattke absent), to approve Tentative Parcel Map PR 05-0084 with the relocation of the access drive if feasible.

3. FILE #: **PLANNED DEVELOPMENT 05-007,
CONDITIONAL USE PERMIT 05-004;
TENTATIVE TRACT 2745; AND REZONE 05-002**
- APPLICATION: To consider a request to construct a mixed use development project including: 7,800 s.f. retail, 9,523 s.f. office, 28 residences, and 7,000 s.f. fellowship office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Halferty/Debeikes Joint Venture
- LOCATION: northeast corner of Oak Hill Road and Old South River Road

Opened Public Hearing.

Public Testimony: In favor: Jim Halferty, applicant
Dick Debeikes, applicant

Opposed: None

Expressing Concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve a Mitigated Negative Declaration for Planned Development 05-007, Conditional Use Permit 05-004, Tentative Tract 2745, and Rezone 05-002 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve Conditional Use Permit 05-004 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve Planned Development 05-007 as amended.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Tract 2745 as amended.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to recommend that the City Council approve Rezone 05-002 as presented.

4. FILE #: **TENTATIVE PARCEL MAP PR 04-037**
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: Twin Cities Surveying on behalf of Gordon and Barbara Stewart
LOCATION: 72 – 15th Street

Opened Public Hearing.

Public Testimony: In favor: Skip Touchon, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Parcel Map PR 04-037 as presented, however, the Development Review Committee is to review any future site plan for new construction.

5. FILE #: **PLANNED DEVELOPMENT 05-006**
APPLICATION: To consider a request to construct a 27,245 square foot commercial/light manufacturing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: McKenzie Valley Investments, LLC
LOCATION: The corner of Wisteria and Danley Court (Lot 7)

Opened Public Hearing.

Public Testimony: In favor: Val Milosevic, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Mattke absent), to approve a Mitigated Negative Declaration for Planned Development 05-006 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Mattke absent), to approve Planned Development 05-006 as presented.

6. FILE #: **REZONE 05-001 AND SPECIFIC PLAN AMENDMENT 05-002**
APPLICATION: To consider a request to rezone residential property in compliance with the General Plan Land Use Designation and to amend the Union/46 Specific Plan accordingly. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Steve Sylvester
LOCATION: 1640 Kleck Road

Opened Public Hearing.

Public Testimony: In favor: Steve Sylvester, applicant
Opposed: Ty Cole

Asking questions: Tom Hardwick

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to recommend that the City Council approve a Negative Declaration for Rezone 05-001 and Specific Plan Amendment 05-002 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to recommend that the City Council approve Rezone 05-001 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to recommend that the City Council approve Specific Plan Amendment 05-002 as presented.

7. FILE #: **PLANNED DEVELOPMENT 05-011**
APPLICATION: To consider a request to construct a 10,336 square foot building in the (C-3) Commercial/Light Industrial 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: Paso Robles Meat & Sausage Co.
LOCATION: 3450 Riverside Avenue

Opened Public Hearing.

Public Testimony: In favor: Ken Nagahara, applicant representative
Chris Bausch

Opposed: None

Asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve a Negative Declaration for Planned Development 05-011 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve Planned Development 05-011 as presented.

8. FILE #: **TENTATIVE PARCEL MAP PR 05-0118 AND PLANNED DEVELOPMENT 91002/91003 AMENDMENT**
APPLICATION: To consider a request to subdivide a 2.3 acre parcel into two single family residential lots of 1.0 and 1.3

acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Theta Mae Long
LOCATION: 2335 Ashwood Place

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Parcel Map PR 05-0118 as amended.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Mattke absent), to approve an Amendment to Planned Development 91002/91003 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. May 16, 2005
 - b. June 6, 2005
 - c. June 13, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to approve the DRC minutes listed above as presented.

10. 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 reminded the Commission that the Great Americana Festival will be held in City Park on Saturday, July 2, 2005 from 10 am to 3 pm.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. June 14, 2005

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Hamon, and passed 5-0-1-1 (Commissioner Flynn abstained, Commissioner Mattke absent), to approve the Planning Commission Minutes of June 14, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Hamon gave a brief overview of the City Council Meeting of June 21, 2005.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson stated that Standard Conditions should not be dealt with on a case by case basis but should be a general policy, citywide.
- Commissioner Holstine expressed her gratitude to staff for providing all of the information they do in conjunction with projects coming up for review.
- Commissioner Hamon reiterated his concerns with regard to driveway standards.

STAFF COMMENTS

- Susan DeCarli gave the Commission a briefing regarding the status and anticipated schedule of the Purple Belt Action Plan and the Olsen-Beechwood Specific Plan.

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 11, 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, July 12, 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.