

**PLANNING COMMISSION  
MINUTES**

**August 23, 2005**

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

**PLANNING COMMISSIONERS ABSENT:** Mattke

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** None

**PRESENTATIONS:** None

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**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.**

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**PUBLIC HEARINGS**

*The following item was continued from the Planning Commission Meeting of August 9, 2005.*

1. FILE #: **WAIVER 05-002**  
APPLICATION: To consider a request to waive the requirement for the installation of curb, gutter and sidewalk adjacent to her properties. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Kathleen Bonelli  
LOCATION: Capitol Hill Drive

Continued Open Public Hearing.

**Public Testimony:** In favor: Kathleen Bonelli, applicant  
Opposed: None

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Mattke absent), to continue Waiver 05-002 to the Planning Commission Meeting of September 13, 2005 as requested by the applicant.

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2. FILE #: **TIME EXTENSION TENTATIVE TRACT 2469 and PLANNED DEVELOPMENT 00-018**  
APPLICATION: To consider a request to grant a one-year time extension of a tentative tract map and a development plan that would subdivide an existing 1.75 acre site into eight (8) condominium units and one common open space lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Joshua Yaguda/Republic Properties, Inc.  
LOCATION: 344 – 24<sup>th</sup> Street

Opened 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 a

one year time extension of Tentative Tract 2469 and Planned Development 00-018 as presented.

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- 3. FILE #: **TENTATIVE PARCEL MAP PR 05-0040**
- APPLICATION: To consider a request to subdivide a 7,000 square foot parcel into two separate 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: Robert Craig and William Stoll
- LOCATION: 429 Vine Street

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 05-0040 as presented.

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**OTHER SCHEDULED MATTERS**

*Commissioner Holstine stepped down for the following item.*

- 4. FILE #: **APPEAL OF LOT LINE ADJUSTMENT PRAL 04-0056**
- APPLICATION: To consider an appeal of staff decision to deny a request for a lot line adjustment. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Stewart for Occhipinti
- LOCATION: 2420 Greenwood Drive

**Public Comment:** Dan Stewart, applicant representative, disagrees with staff interpretation

Denise Occhipinti, applicant, would like for the Lot Line Adjustment to be approved.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 5-0-1-1 (Commissioner Holstine abstained, Commissioner Mattke absent) to deny the Appeal of Lot Line Adjustment PRAL 04-0056.

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*Commissioner Holstine resumed her seat on the dais.*

**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. August 1, 2005
  - b. August 8, 2005

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

- 6. 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 Planning Commission of the upcoming Olive Festival on Saturday, August 27, 2005.
  - d. Airport Advisory Committee: No report given

**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Bob Lata reported that all programs are continuing on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 7. August 9, 2005

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Mattke absent), to approve the Planning Commission Minutes of August 9, 2005 as presented.

8. August 11, 2005 – Joint Planning Commission/City Council Meeting – Olsen Beechwood Specific Plan Area

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 5-0-1-1 (Commissioner Steinbeck abstained, Commissioner Mattke absent), to approve the Joint Planning Commission/City Council Olsen Beechwood Specific Plan Area Meeting as presented.

**REVIEW OF CITY COUNCIL MEETING**

A brief review of the August 16, 2005 City Council Meeting was provided by Bob Lata.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson commented on the email related to not collecting adequate impact fees.
- Commissioner Flynn expressed concern for long trucks parking in diagonal parking spaces. He also expressed kudos to staff on the Olsen Beechwood Specific Plan meeting of August 11, 2005.
- Commissioner Steinbeck noted that there appears to be an illegal A-frame sign at 21<sup>st</sup> and Spring Streets.

**STAFF COMMENTS**

Darren Nash noted that the DRC Minutes of August 8, 2005 were incorrect. A verbal modification was made, the applicant had been advised but the changes did not get entered into the minutes. They will be corrected and reconsidered at the Planning Commission Meeting of September 13, 2005.

**ADJOURNMENT** to the Olsen/Beechwood Specific Plan Charrette from Monday, August 29, 2005 at 8:30 am through Thursday, September 1, 2005 at 9:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Tuesday, September 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, September 12, 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, September 13, 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.