

**PLANNING COMMISSION
MINUTES**

September 13, 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: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Item No. 1 was proposed to be opened and continued to the Planning Commission Meeting of Tuesday, September 27, 2005.

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 was proposed to be Opened and Continued to the Planning Commission Meeting of Tuesday, September 27, 2005.

- 1. FILE #: **TENTATIVE PARCEL MAP PR 05-0069 and REZONE 05-004**
APPLICATION: To consider a request to subdivide an approximate 14,000 square foot R2-B1 zoned parcel into two lots; and to rezone the entire property in order to remove the B1 designation from the zoning designation. 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 David & Lisa Brill
LOCATION: 2945 Vine Street

Opened Public Hearing.

Public Testimony: None given

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Johnson, and passed 7-0 to continue the Open Public Hearing for Tentative Parcel Map PR 05-0069 and Rezone 05-004 as requested by staff.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of August 23, 2005.

- 2. 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: 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 approve Waiver 05-002 approving the waiver of sidewalk installation on both properties as requested by the applicant and as allowed under Section 11.12.030 D of the Municipal Code based on the finding that existing topography on Capitol Hill Drive precludes construction of sidewalk. The waiver would be approved contingent upon the applicant paying an in-lieu fee of \$2,017 on the permitted property (Lots 18, 19 and 20), and an in-lieu fee as approved by the City Engineer at the time of development of Lots 21 and 22. Curb and gutter will be required with development of both properties in accordance with plans approved by the City Engineer.

- 3. FILE #: **PLANNED DEVELOPMENT 05-010 and
CONDITIONAL USE PERMIT 05-006**
- APPLICATION: To consider a request to construct a 138 room hotel and bungalows with accessory parking lots and landscaping on a 12.6 acre site. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: CENCO Investment, LLC
- LOCATION: Northwest corner of Highway 46 west and South Vine Street

Opened Public Hearing.

Public Testimony: No public testimony given either in favor or opposed, however, Larry Werner voiced concerns on behalf of a county area property owner.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 7-0 to continue Planned Development 05-010 and Conditional Use Permit 05-006 to the Planning Commission Meeting of September 27, 2005 as requested by the applicant prior to the meeting.

- 4. FILE #: **CONDITIONAL USE PERMIT 05-008
AMENDMENT**
- APPLICATION: To consider a request to reduce an interior side year setback from 10 feet to 5 feet for the two story detached garage currently under construction. 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: Beverly Cardelli, applicant
Opposed: None

Neither in favor nor
opposed but expressing concerns: David Claassen
Jeff Arock

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to Deny the requested Amendment to Conditional Use Permit 05-008.

5. FILE #: **PLANNED DEVELOPMENT 04-003
AMENDMENT**
APPLICATION: To consider a request to amend Conditions No 14 and H.10 (of the Standard Conditions) dealing with the requirement to underground the existing above-ground utilities. 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 Majco, Inc. (Big Brand Tire).

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Opposed: None

Neither in favor nor
opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to approve an amendment to Condition No. 14 of Resolution 04-098, per option "a" of the staff report (to allow a deferral of the under-grounding to coordinate with the adjacent property owner to the east).

Commissioner Flynn stepped down for the following item.

6. FILE #: **CODE AMENDMENT 05-002**
APPLICATION: To consider recommending to the City Council that the Zoning Code be amended to establish the Senior Housing Overlay Zone and zoning regulations for Senior Housing Developments.
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 Mattke, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Flynn abstained), to recommend that the City Council approve a Negative Declaration for Code Amendment 05-002 as presented.

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

Commissioner Flynn resumed his seat on the dais.

OTHER SCHEDULED MATTERS --

7. FILE #: **ANNUAL REPORT ON THE GENERAL PLAN**
APPLICATION: To consider a status report on the implementation of the General Plan.
APPLICANT: City initiated
LOCATION: Citywide

Public Testimony: None given

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to recommend that the City Council approve submittal of the 2005 General Plan Annual Report to the Governor's Office of Planning and Research and to the Department of Housing and Community Development.

8. FILE #: **MISC 05-007**
APPLICATION: Interpretation of legal non-conforming residence
APPLICANT: Tom Vaughan
LOCATION: 1230 Olive Street

Public Testimony: None given

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 6-1 (Commissioner Menath dissenting), to allow the Building Division to issue the necessary permits for the installation of a separate water meter subject to all current applications and fees.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

9. Development Review Committee Minutes – None
August minutes will be presented at the September 27 meeting
10. Other Committee Reports:
- a. Parks & Recreation Advisory Committee: No report given
 - b. PAC (Project Area Committee): Next meeting will be held on November 14, 2005
 - c. Main Street Program: Commissioner Holstine reported that the next sunset mixer will be held on September 21st.
 - d. Airport Advisory Committee: Commissioner Hamon reported that the committee had a regular meeting.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. August 23, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Mattke abstained), to approve the Planning Commission Minutes of August 23, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City Council Meeting of September 6, 2005 was provided by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Menath asked about churches being located in Commercial zones.
- Commissioner Johnson asked if there is a concrete flaw in the Niblick Bridge.
- Commissioner Hamon asked about the results of the Charrette for the Olsen Ranch Beechwood Specific Plan.
- Commissioner Flynn asked about the status of the Bridge Sporting Goods building. He also asked if the temporary bollards at Spring and 26th Streets were going to be replaced with more permanent limits on turning movements.
- Commissioner Hamon asked if there is a northbound loop detector at 24th and Vine Streets. He stated that northbound right turns are tripping the signal.
- Commissioner Steinbeck stated that he will be gone for the next two meetings.

STAFF COMMENTS

None

ADJOURNMENT to the joint Planning Commission/City Council Breakfast Meeting of Friday, September 16, 2005 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 19, 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 26, 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 27, 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.