

**PLANNING COMMISSION
MINUTES**

September 27, 2005

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

PLANNING COMMISSIONERS ABSENT: Steinbeck

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Item No. 5 was proposed to be opened and continued to the Planning Commission Meeting of Tuesday, October 11, 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 is a Continued Open Public Hearing from the Planning Commission Meeting of Tuesday, September 13, 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

Continued Open Public Hearing.

Public Testimony: In favor: Skip Touchon, applicant representative
David Brill, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a Negative Declaration for Tentative Parcel Map PR 05-0069 and Rezone 05-004 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Tentative Parcel Map PR 05-0069 as modified.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to recommend the City Council approve Rezone 05-004 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of Tuesday, September 13, 2005.

2. 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

Continued Open Public Hearing.

Public Testimony: In favor: Fred Sahadi, applicant
Jeff Wagner, applicant representative

Opposed: None

Expressing Concerns: Greg Sanders
Lee Webb
Barbara Durand

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Steinbeck absent), to approve a Mitigated Negative Declaration for Planned Development 05-010 and Conditional Use Permit 05-006 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Steinbeck absent), to approve Planned Development 05-010 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Steinbeck absent), to approve Conditional Use Permit 05-006 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Steinbeck absent), to recommend that the City Council approve the four story, 55 foot building height as proposed.

The Planning Commission took a break at 9:30 pm and resumed the meeting at 9:40 pm.

- 3. FILE #: **TIME EXTENSION CONDITIONAL USE PERMIT 01-022 AND PLANNED DEVELOPMENT 01-028**
- APPLICATION: To consider a request for a one year time extension for the development of a 104,240 square foot mini-storage facility with RV and boat parking. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: EDA on behalf of Victor Gheza
- LOCATION: 2501 Theatre Drive

Opened Public Hearing.

Public Testimony: No public testimony given in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a one year time extension for Conditional Use Permit 01-022 and Planned Development 01-028 as presented.

- 4. FILE #: **TIME EXTENSION TRACT 2529 and PLANNED DEVELOPMENT 03-001**
- APPLICATION: To consider a request to approve a one year time extension for the creation of a 21 lot residential subdivision for the development of 21 single family residential homes on a vacant 28-acre parcel. 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 Hamrick on behalf of Hope Development, LLC
- LOCATION: On the west side of Vine Street in the vicinity of 36th Street, off of Caballo Road.

Opened Public Hearing.

Public Testimony: In favor: Warren Hamrick, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a one year time extension for Tract 2529 and Planned Development 03-001 as presented.

The following item is proposed to be Opened and Continued to the Planning Commission Meeting of October 11, 2005.

- 5. FILE #: **PLANNED DEVELOPMENT 05-013 AND TRACT 2760**
- APPLICATION: To consider a request to construct a 20,724 square foot multi-tenant light manufacturing building in a C-3 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: Signature Homes
- LOCATION: 1228 – 11th Street

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Steinbeck absent), to continue Planned Development 05-013 and Tract 2760 to the Planning Commission Meeting of October 11, 2005 as requested by the applicant.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

6. Development Review Committee Minutes (for approval):
 - a. August 8, 2005
 - b. August 15, 2005
 - c. August 22, 2005
 - d. August 29, 2005
 - e. September 6, 2005
 - f. September 12, 2005

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

7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given
 - b. PAC (Project Area Committee): Commissioner Menath gave a brief report on the September 14, 2005 meeting.
 - c. Main Street Program: Commissioner Holstine reported that Pioneer Day will be on October 8, 2005.
 - d. Airport Advisory Committee: Commissioner Hamon reported that there is a business expo being planned at the airport.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that 2006 CDBG distribution application is currently in process.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. September 13, 2005

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent), to approve the Minutes of September 13, 2005 with a correction to the date of the PAC Meeting being September 14, 2005.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a brief review.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine expressed kudos to staff.

- Commissioner Hamon stated he will be gone for the next two weeks and will miss the next three DRC meetings plus the Council Meeting on November 4, 2005.
- Commissioner Flynn reminded the Commission of up-coming Pre-Pioneer Day Dance and Pioneer Day.
- Commissioner Menath had a question about the status of the condo project on Experimental Station Road.
- Commissioner Mattke stated that Paso Robles has received State recognition for City Traffic Safety Programs.

STAFF COMMENTS

Bob Lata advised the Commissioners that there will be a special Joint Meeting with the City Council and all advisory bodies on Wednesday, October 19, 2005 at 10:00 am in Council Chambers, regarding Sales Tax Initiative.

Bob Lata also polled the Commission to see who would be interested in attending a Field Trip to the City of Hercules on Saturday, November 5, 2005.

ADJOURNMENT at 10:05 pm to the Development Review Committee Meeting of Monday, October 3, 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, October 10, 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, October 11, 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.