

**PLANNING COMMISSION
MINUTES**

October 25, 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

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 #: **PLANNED DEVELOPMENT 05-002 and TRACT 2654**
- APPLICATION: To consider a request to subdivide 9.24 acres into 24 lots including 20 single family lots, one multi-family property and three open space parcels. The project proposes to construct five detached single family homes, four duplexes, one triplex, one four-plex and a five unit apartment 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: Cameron Financial
- LOCATION: corner of South River Road and Serenade Drive

Opened Public Hearing.

Public Testimony: In favor: Kathy Barnett, who also had questions regarding design and density.
Ed Veit, in favor but has traffic/parking concerns.

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Mattke absent), to approve a Negative Declaration for Planned Development 05-002 and Tract 2654 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Mattke absent) to approve Planned Development 05-002 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Mattke absent), to approve Tract 2654 as presented.

- 2. FILE #: **CONDITIONAL USE PERMIT 05-012**
- APPLICATION: To consider a request to establish a card room. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: David Stearns
LOCATION: 1124 Black Oak Drive

Opened Public Hearing.

Public Testimony: In favor: None
Opposed: Kathy Barnett

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-1 (Commissioner Mattke absent), to continue Conditional Use Permit 05-012 to the Planning Commission Meeting of November 8, 2005 as requested by the applicant.

3. FILE #: **GENERAL PLAN AMENDMENT 05-001, PARTS A and B; AND REZONE 05-005**
APPLICATION: To consider making recommendations regarding adoption of Negative Declarations and approval of a two (2) part General Plan Amendment relating to the Land Use Element of the General Plan as follows:
Part A): To consider modifying the General Plan’s designation of property currently designated as “Parks and Open Space” and a portion designated as “Agriculture” to a “Business Park” land use designation. In conjunction with the General Plan Amendment is an application for Rezone 05-005 to consider modifying the Zoning Code designation of the property currently designated as “Parks and Open Space” to a “Planned Industrial” 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: Tom Erskine
LOCATION: East of Golden Hill Road and north of Highway 46 East
Part B): To reflect the most recent land use data and projections of the City’s “build-out” population based on the land use designations established in the 2003 General Plan update. The text changes to the General Plan acknowledge current land use

information and recognize that the most recent build-out projections (based on persons per dwelling unit and other specified factors) would result in a City population in 2025 that would be consistent with the established General Plan policy of a population not-to-exceed 44,000 residents. No changes in land use designations or policy are proposed as a part of this General Plan text Amendment, and there would be no environmental impacts resulting from updating the land use data and population build-out projections.

APPLICANT: City Initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: None
Opposed: Christy Withers

Closed Public Hearing.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-1-1 (Commissioner Menath opposed, Commissioner Mattke absent), to recommend that the City Council approve a Negative Declaration for General Plan Amendment 05-001(a) and Rezone 05-005 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-1-1 (Commissioner Menath opposed, Commissioner Mattke absent), to recommend that the City Council approve General Plan Amendment 05-001(a) as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-1-1 (Commissioner Menath opposed, Commissioner Mattke absent), to recommend that the City Council approve Rezone 05-005 as presented.

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-1-1 (Commissioner Menath opposed, Commissioner Mattke absent), to recommend that the City Council approve General Plan Amendment 05-001(b) as presented.

OTHER SCHEDULED MATTERS

- 4. To consider a mural for the east facing wall at 625 12th Street.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-1 (Commissioner Mattke absent), to table this request indefinitely at the request of the applicant.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. September 26, 2005
 - b. October 3, 2005
 - c. October 10, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 6-1 (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: No report given
 - d. Airport Advisory Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

No report given

PLANNING COMMISSION MINUTES FOR APPROVAL

- 7. October 11, 2005

Action: A motion was made by Commissioner Menath, seconded by Commissioner Hamon, and passed 6-1 (Commissioner Mattke absent), to approve the Planning Commission Minutes of October 11, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Holstine gave a brief overview of the City Council Meeting of October 18, 2005.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn expressed concerns about the 13th Street bridge project.
- Commissioner Steinbeck asked about Tract 2422 (Harrod) connecting to Albertsons.
- Commissioner Menath discussed the reasons why he voted no on General Plan Amendment 05-001(a).

STAFF COMMENTS

None

ADJOURNMENT at 8:45 pm to the Development Review Committee Meeting of Monday, October 31, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the City of Hercules Field Trip of Saturday, November 5, 2005;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 7, 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, November 8, 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.