

**PLANNING COMMISSION
MINUTES**

November 8, 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: Item No. 1 was a continued Open Public Hearing from the meeting of October 25, 2005.

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 October 25, 2005.

- 1. **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

Continued Open Public Hearing.

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

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Steinbeck absent), to continue the Open Public Hearing for Conditional Use Permit 05-012 to the Planning Commission Meeting of November 22, 2005 as requested by the applicant.

- 2. **FILE #:** **PLANNED DEVELOPMENT 02-007 AND**
 CONDITIONAL USE PERMIT 02-012 TIME
 EXTENSION

 APPLICATION: To consider a one year time extension to construct an 85 space Recreational Vehicle Park for overnight stay with ancillary community building, play areas, and pool and spa facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

 APPLICANT: Peter Laughlin
 LOCATION: 390 Gahan Place

Opened 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 Holstine, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a one year time extension for Planned Development 02-007 and Conditional use Permit 02-012 as presented.

3. FILE #: **TENTATIVE PARCEL MAP PR 97-227 TIME EXTENSION**
- APPLICATION: To consider a one year time extension to divide a one acre residential lot into two half acre 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: Jim Ehrke
- LOCATION: On Prospect Avenue between Mesa and Union Roads.

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 Flynn, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a one year time extension for Tentative Parcel Map PR 97-227 as presented.

4. FILE #: **PLANNED DEVELOPMENT 03-004 AND TRACT 2753**
- APPLICATION: To consider a request to construct a 6 unit condominium project. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Ralph McCarthy on behalf of Jerome Mannie and Joseph Deidun
- LOCATION: Southeast corner of Oak and 36th Street

Opened Public Hearing.

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

Neither in favor nor opposed but posing questions: Christy Withers

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent), to approve a Negative Declaration for Planned Development 03-004 and Tentative Tract 2753 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Tentative Tract 2753 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Planned Development 03-004 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent), to approve the removal of two oak trees, per the arborist report, that are located in the 36th Street right-of-way and are not in good condition, as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. October 17, 2005
 - b. October 24, 2005

Action: A motion was made by Commissioner Hamon, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck 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 Commission of the Elegant Evening Downtown, to be held on Sunday, November 13, 2005.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all projects are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. October 25, 2005

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-0-1-1 (Commissioner Steinbeck absent, Commissioner Mattke abstained) to approve the minutes of the Planning Commission Meeting of October 25, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a brief overview of the City Council Meeting of November 1, 2005.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine would like to revisit the grading ordinance. She also expressed concern that there is sidewalk on only one side of the street at a Westside project recently discussed at DRC.
- Commissioner Menath requested that staff check out the grading on Warren Hamrick's project on North Vine Street. He is concerned about erosion.
- Commissioner Johnson commented on sidewalks on hillside streets.
- Commissioner Hamon raised questions about sidewalks on hillside streets.

STAFF COMMENTS

Bob Lata reminded the Commission of the Public Hearing for the Chandler Ranch Area Specific Plan on Tuesday, November 29, 2005.

ADJOURNMENT at 8:05 pm to the Development Review Committee Meeting of Monday, November 14, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the joint Planning Commission/City Council Breakfast Meeting of Friday, November 18, 2005 at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 21, 2005 at 3:30 pm 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 22, 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.