

**PLANNING COMMISSION
MINUTES**

November 22, 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 November 8, 2005.

Commissioner Mattke stepped down for the following item.

- 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: In favor: Saro Rizzo, applicant representative
David Stearns, applicant
Dennis Johnson
Harvey Munde
Chad Wittstrom

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Mattke abstained), to approve Conditional Use Permit 05-012 and requesting staff to bring forward a resolution containing Conditions of Approval at the Planning Commission Meeting of December 13, 2005.

Commissioner Mattke resumed his seat on the dais.

- 2. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 03-008**
 APPLICATION: To consider a request to amend Condition No. 16 of Resolution No. 03-068 requiring the improvement to the alley for the project frontage only and not out to Park Street. The Planning Commission will also

be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Jack Wiest on behalf of Robert Gilson
LOCATION: 1021 Pine Street

Opened Public Hearing.

Public Testimony: In favor: Jack Wiest, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and approved 5-2 (Commissioners Menath and Steinbeck opposed) to deny the applicant's request to amend Planned Development 03-008 as presented.

3. FILE #: **TENTATIVE TRACT 2782 AND SPECIFIC PLAN AMENDMENT 05-004**
APPLICATION: To consider a request to subdivide an existing 8.07 acre parcel into 7 single family residential parcels. The project also includes a proposal to amend the road standards of the Borkey Specific Plan to allow for a rural road standard. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Chad Wittstrom
LOCATION: At the eastern terminus of Experimental Station Road.

Opened Public Hearing.

Public Testimony: In favor: Chad Wittstrom, applicant, opposed to street lighting and sound wall requirements.
Derick Behr
Bick Moe
Pete Johnston

Opposed: None

Expressing Concerns: David Kudjia

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 6-1 (Commissioner Flynn opposed), to approve a Negative Declaration for Tentative Tract 2782 and Specific Plan Amendment 05-004 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 4-3 (Commissioners Hamon, Menath and Steinbeck opposed), to approve Tentative Tract 2782 as amended.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 4-3 (Commissioners Hamon, Menath and Steinbeck opposed), to recommend the City Council approve Specific Plan Amendment 05-004 as amended.

- 4. **FILE #:** **TENTATIVE PARCEL MAP PR 05-0186**
- APPLICATION:** To consider a request to subdivide an R1 zoned parcel into two residential 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:** Merle Kelsheimer
- LOCATION:** 736 Walnut Drive

Opened Public Hearing.

Public Testimony: In favor: Donna Przybyla, in favor but asking questions regarding number of driveways
Tom Hardwick

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 6-1 (Commissioner Flynn opposed), to approve Tentative Parcel Map R 05-0186 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

5. Development Review Committee Minutes (for approval):
 - a. October 31, 2005
 - b. November 7, 2005

Action: A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 7-0, 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 reported that the Downtown Lighting Ceremony and An Elegant Evening Downtown will be held on Friday, November 25, 2005.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata provided a summary report.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. November 8, 2005

Action: A motion was made by Commissioner Menath, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve the Planning Commission Minutes of November 8, 2005 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a summary report.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Mattke and Holstine gave kudos to staff and Planning Commissioners.
- Commissioner Hamon asked when the Planning Commission Interview will be held and also asked about service club signs...
- Commissioner Menath noted that the fencing near Panda Express is in need of repair.

- Commissioner Flynn asked that the banners on the fence near Panda Express be referred to Code Enforcement.
- Commissioner Johnson noted that the street markings near the intersection of 13th and Riverside need to be repainted now that the road has been repaired.

STAFF COMMENTS

- Staff reminded the Commissioners of the Chandler Ranch Area Specific Plan and Draft Environmental Impact Report Workshop on Tuesday, November 29, 2005 at 7:00 pm.
- Staff also advised that proposed revisions to the Downtown Parking Code will be addressed at the next Planning Commission Meeting on Tuesday, December 13, 2005.
- Bob Lata advised the Commission that the Planning Commission Reorganization Dinner will be held on Monday, January 9, 2006 at 6:30 pm.

ADJOURNMENT to the Development Review Committee Meeting of Monday, November 28, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Public Workshop for the Draft Environmental Impact Report on the Draft Chandler Ranch Area Specific Plan on Tuesday, November 29, 2005 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

subsequent adjournment to the Development Review Committee Meeting of Monday, December 5, 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, December 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, December 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.