

**PLANNING COMMISSION  
MINUTES**

**December 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:** None

**PRESENTATIONS:** None

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**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.**

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**PUBLIC HEARINGS**

- 1. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 02-015 AND CONDITIONAL USE PERMIT 02-026**
- APPLICATION: To consider a request for a one year time extension for a commercial/min-storage 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: Theatre Drive Partners, LLC
- LOCATION: Theatre Drive, just south of Target Center

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 Holstine, and passed 7-0 to approve a Time Extension for Planned Development 02-015 and Conditional Use Permit 02-026 as presented.

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- 2. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 03-0154**
- APPLICATION: To consider a request for a one-year time extension for a parcel map to divide an approximate 43,560 square foot single family residential site into two (2) individual parcels. 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 Haney
- LOCATION: 515 Creston Road

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Flynn, and passed 7-0, to approve a Time Extension for Tentative Parcel Map PR 03-0154 as presented.

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3.     **FILE #:**                   **TENTATIVE TRACT 2775**  
        **APPLICATION:**       To consider a request to subdivide an existing 7.62  
                                   acre parcel into a 17 lot single family residential  
                                   subdivision. The Planning Commission will also be  
                                   considering the content and potential application of  
                                   any conditions of approval that relate to the subject  
                                   application.  
        **APPLICANT:**       Charter Pacific Holdings – Jim Guthrie  
        **LOCATION:**         South of Pacific Street, west of Maple Street

Opened Public Hearing.

**Public Testimony:**   In favor:       Jim Guthrie, applicant

                          Opposed:       None

Expressing Concerns:   Maria Stover  
                                   Editha Spencer  
                                   Harold Spencer  
                                   Richard Blake  
                                   Janice Cranston  
                                   Steve Mehalik

Closed Public Hearing.

**Action:**           A motion was made by Commissioner Mattke, seconded by Commissioner Hamon, and passed 7-0 to approve a Negative Declaration for Tentative Tract 2775 as presented.

**Action:**           A motion was made by Commissioner Menath, seconded by Commissioner Flynn, and passed 7-0 to approve Tentative Tract 2775 subject to standard and site specific conditions and require that sidewalks be placed on both sides of the street (with parkways).

**Action:**           A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 4-3 (Commissioners Johnson, Menath and Mattke opposed), to recommend that the City Council consider the applicant’s request for the removal of the 16” Blue Oak Tree in the Maple Street right of way.

**Action:**           A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 7-0 to approve the new street name of Maple Wood Court as the new street name for Tract 2775.

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4. FILE #: **TENTATIVE PARCEL MAP PR 05-0302**  
 APPLICATION: To consider a request to subdivide an existing 10,360 square foot lot into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Bruce White  
 LOCATION: 1337 Vine Street

Opened Public Hearing.

**Public Testimony:** In favor: John McCarthy, applicant representative

Opposed: None  
 Expressing Concerns: Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 7-0 to approve Tentative Parcel Map PR 05-0302 as presented.

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5. FILE #: **TENTATIVE PARCEL MAP PR 05-0299**  
 APPLICATION: To consider a request to subdivide an existing parcel into two 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: Randy Jorgensen  
 LOCATION: 835 – 19<sup>th</sup> Street

Opened Public Hearing.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Mattke, and passed 7-0 to continue the Open Public Hearing for Tentative Parcel Map PR 05-0299 as requested by staff.

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6. FILE #: **CONDITIONAL USE PERMIT 05-014**  
 APPLICATION: To consider a request to install a new 45 foot high highway oriented sign. The Planning Commission will also be considering the content and potential

application of any conditions of approval that relate to the subject application.  
APPLICANT: Trinity RV Resort (Peter Laughlin)  
LOCATION: 390 Gahan Place

Opened Public Hearing.

**Public Testimony:** In favor: Peter Laughlin, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Mattke, and passed 7-0 to approve Conditional Use Permit 05-014 as presented.

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7. FILE #: **PLANNED DEVELOPMENT 05-018 AND  
CONDITIONAL USE PERMIT 05-013**  
APPLICATION: To consider a request to construct a 36,500 square foot new car dealership with automotive repair. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Chatfield Construction on behalf of Bob Burgess, Paso Robles Ford  
LOCATION: 2401 Oakwood Street

Opened Public Hearing.

**Public Testimony:** In favor: Christy Newport, applicant representative  
Bob Burgess  
Opposed: None

Expressing Concerns: Dale Gomer  
Mike Weber  
Christie Withers  
Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 7-0 to approve a Mitigated Negative Declaration for Planned Development 05-018 and Conditional Use Permit 05-013 as presented.

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 7-0 to approve Planned Development 05-018 with amended.

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Holstine, and passed 7-0 to approve Conditional Use Permit 05-013 as presented.

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8. FILE #: **CODE AMENDMENT 05-004**  
APPLICATION: To consider recommending to City Council adoption of a Negative Declaration and approval of Zoning Code provisions regulating off street parking and loading. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: City initiated  
LOCATION: Paso Robles downtown area

Opened Public Hearing.

**Public Testimony:** In favor: Dale Gustin  
Norma Moye

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 7-0, to recommend the City Council approve Code Amendment 05-004 as presented.

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9. FILE #: **GENERAL PLAN AMENDMENT 05-001**  
APPLICATION: To consider making recommendations to the City Council regarding adoption of a Negative Declaration and approval of a General Plan Amendment relation to the Land Use Element of the General Plan. This is a Planning Commission reconsideration of a application that had been previously considered, was discussed by the City Council and was referred back to the Planning Commission for a confirmation of their recommendation. The proposed General Plan (Land

Use) Amendment is intended 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:** 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 7-0, to recommend the City Council approve a Negative Declaration for General Plan Amendment 05-001 as presented.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Holstine, and passed 7-0, to recommend the City Council approve General Plan Amendment 05-001 as presented.

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**The following item is a Continued Open Public Hearing from the Planning Commission Meeting of November 22, 2005.**

**Commissioner Mattke stepped down for the following item.**

- 10. FILE #: **CONDITIONAL USE PERMIT 05-012**
- APPLICATION: Resolution approving a Conditional Use Permit 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:** No public testimony given, either in favor or opposed.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 6-0 (Commissioner Mattke abstained), to approve Conditional Use Permit 05-012, as amended with regard to the security hours being left to the discretion of the Chief of Police.

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*Commissioner Mattke resumed his seat on the dais.*

**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 11. Development Review Committee Minutes (for approval):
  - a. November 14, 2005
  - b. November 21, 2005

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Hamon, and passed 7-0, to approve the above listed DRC Minutes as presented.

- 12. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee): Commissioner Menath reported that the committee met but that he had nothing to report.
  - c. Main Street Program: Commissioner Holstine reported "Merry Christmas" from Main Street.
  - d. Airport Advisory Committee: Commissioner Hamon reported that there is an Expo coming. Details to follow.



## **CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ed Gallagher provided a brief status report.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

13. November 22, 2005

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Menath, to approve the Planning Commission Minutes of November 22, 2005 with two changes; Commissioner Steinbeck was not absent from the meeting, and on Item No. 3 Commissioner Flynn was opposed on all three actions taken.

### **REVIEW OF CITY COUNCIL MEETING**

December 6, 2005

Commissioner Menath provided a brief overview.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Menath stated, "My mentor is leaving, sorry to say".
- Commissioner Johnson, "Hasta la vista".
- Commissioner Mattke, "There has been a lot to learn; Ron Johnson has been an excellent source".
- Commissioner Holstine, "Ron Johnson will be missed".
- Commissioner Hamon, "Commissioner Johnson is leaving a wealth of knowledge".
- Commissioner Steinbeck, "We need Ron to download his hard drive".

### **STAFF COMMENTS**

None

At 10:25 pm a motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to **adjourn** to the joint Planning Commission/City Council Breakfast Meeting of Friday December 16, 2005 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, December 19, 2005 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the City Council Meeting of Tuesday, December 20, 2005 at 7:30 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 Reorganization Dinner of Monday, January 9, 2006 at 6:30 pm at Panolivo Restaurant, 1344 Park Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Meeting of Tuesday, January 10, 2006 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.