

**PLANNING COMMISSION
MINUTES**

January 24, 2006

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

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 -- Items No. 1 and 2 were proposed to be opened and continued to the Planning Commission Meeting of February 14, 2006.

PRESENTATIONS

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 was proposed to be opened and continued to the Planning Commission Meeting of February 14, 2006.

- 1. FILE #: **TENTATIVE TRACT 2790**
 APPLICATION: To consider a request to create a 6 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: John McCarthy on behalf of Bruce White
 LOCATION: 1026 Merry Hill Drive

Opened Public Hearing.

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

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Steinbeck absent), to continue the Open Public Hearing to the Planning Commission Meeting of February 14, 2006.

The following item was proposed to be opened and continued to the Planning Commission Meeting of February 14, 2006.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 05-0321**
 APPLICATION: To consider a request to subdivide an R-2 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: Wilson Land Surveys on behalf of Mulholland Construction
 LOCATION: 1330 Olive Street

Opened Public Hearing.

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

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Steinbeck absent), to continue the Open Public Hearing to the Planning Commission Meeting of February 14, 2006.

3. **Public Workshop on Chandler Ranch Area Specific Plan: Project Status Up-Date, Property Owner Site Plan Review, and Modeling concept of Jonatkim Enterprises Properties.**

Contract Planner Bob Lata, gave an overview of the project.

John Wallace of The Wallace Group introduced their design team as follows:

Natalie McCall	representing the Wurth family
Jeremy Freund	Project Planner
Brandon Medeiros	Landscape Architect
Rob LeFord	Graphics
Larry Werner	North Coast Engineering
Christie Gabler	North Coast Engineering
Ian Wales	Financial
Lauren Lucor	Graphics

Presentation was made by The Wallace Group showing an overview/flyover of plan change highlights stressing that approximately 50% (371 acres) would be preserved for public use.

The substance of public testimony is summarized as follows:

Relative to the 2004 Draft Specific Plan, Larry Werner stated that Commercial use would be reduced; there would be a reduction of development and grading on ridgelines, and there would be an expanded trail system and amenities. He also stated that they met with the school district and that the school site has been relocated. He also reviewed each sub-area change as compared to the plan that was presented in 2004.

John Wallace presented Grading Design Guidelines.

Brandon Medeiros presented regarding view areas.

After a 15 minute break the session was opened to questions and answers and public comment, as follows:

Kathy Barnett

Spoke on project phasing; trails; oak trees; development guidelines.

Frank Mecham

Spoke on the desire to see topographic maps reflective of post-development conditions and related drainage issues.

Will Graham

Concerned with proximity of trails to Quail Run; drainage; traffic; he was opposed to open ponds.

Fred Strong

Spoke on traffic impacts.

John Hamon

Spoke on grading.

Tom Flynn

Spoke on density; amount of Commercial land use; traffic analysis.

Mike Menath

Spoke on phasing; traffic.

Christie Withers

Spoke on open space.

John Hamon

Spoke on traffic issues.

John Wallace responded to questions as follows:

The question of phasing is not formalized yet. Building is proposed to be market driven.

Trail ownership will either be either part of a Homeowner's Association or a lighting and landscaping district.

Oak Tree replacement is aimed at being done on site.

Design Guidelines can be looked at being incorporated into the Specific Plan language.

School District discussions find the Wurth Team and the District in accord.

George Turner

Concern with Gilead Lane being a collector street.

Larry Werner

For traffic calming purposes, even with large volumes of traffic we would need a reduced street width to be considered. The school site has an underlying designation of residential. The school site not developing means no increase in overall density. The 825 units scheduled for the Wurth holdings would just be expanded into that area. 1,439 is still the overall specific plan density.

Duane Picanco

Expressed desire to see post-development topo maps.

Larry Werner

The specific plan will enhance coordinated development. Additional topo detail can be provided.

Darren Hammerall
Concerned with water usage for landscape/open space.

Larry Werner
There are drought tolerant plant guidelines proposed.
Drainage will be designed consistent with city guidelines (including detention basins) Nuisance water can be filtered and percolated for recharge of basin.

Christie Withers
Spoke regarding phasing and traffic.

Frank Mecham
Spoke regarding water run-off and recharging.

Marsha Neville
Concerned with traffic impacts on Linne Road/Sherwood/Creston corridor.

Larry Werner
Trail would be “open” 24 hours, but there would be no lighting.
There are still pockets of Neighborhood Commercial along arterials and adjoining properties.

Margaret Holstine
Would like another site visit with a guided tour by “experts” with topo maps.

Kathy Barnett
Photo journal of Chandler Ranch should be made for historical reasons.
Questions with regard to how Airport Road will be paid for.

Bob Lata
Clarified that through an annexation agreement in 1981, Wurth and Chandler Sand & Gravel are required to build Airport Road and Sherwood Road within the annexation boundaries.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
January 9, 2006

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to approve the DRC Minutes of January 9, 2006 as presented.

- 5. 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 Monthly Mixer would be held on January 25th at We Olive at 5:30 pm and that the annual Valentine’s Dinner Dance will be held on February 4th at the Park Ballroom.
 - d. Airport Advisory Committee: Commissioner Hamon stated that there is a meeting scheduled for this Thursday, January 26th.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Darren Nash reported that everything is moving ahead as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 6. January 10, 2006

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Steinbeck absent), to approve the Planning Commission Minutes from January 10, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

- 7. January 17, 2006

Darren Nash gave a brief summary of the City Council Meeting of January 17, 2006.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Menath stated that everyone should go check out the latest phase of six houses in Deer Park; they now have their color coat on them and are looking good.
- Commissioner Mattke again asked about the tree that was knocked down in his neighborhood and when the lighting and landscaping district would get a chance to replace it. (It has been referred to Public Works)
- Commissioner Holstine noted that the hole in the concrete on Niblick Bridge is there again. She also stated that she appreciated tonight's presentation on the Chandler Ranch.
- Commissioner Withers noted that the City made the 6:00 pm news on Circle B drainage issues.
- Commissioner Hamon stated his concern regarding the use of "Jake Brakes" on Highway 101/46 and Nacimiento Lake Road. John Falkenstien responded with explanation of the State's recent findings that such regulatory signage along state highways was prohibited, thereby limiting a community's ability to enforce noise limits.

STAFF COMMENTS -- NONE

ADJOURNMENT at 10:00 pm to the Development Review Committee Meeting of Monday, January 30, 2006 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, February 6, 2006 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 Chandler Ranch Area Specific Plan Traffic Workshop of Monday, February 13, 2005 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Planning Commission Meeting of Tuesday, February 14, 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.