

**PLANNING COMMISSION
MINUTES**

March 14, 2006

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

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:
Norma Moye, Executive Director of Paso Robles Main Street presented a new self-guided tour map of downtown historic properties that is now available for sale at the Main Street office for \$8.00.

Kathleen Haas stated that she is located within 300' of the Arciero office project (Item No. 3 on the agenda) and that she did not receive notice.

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 05-019**
 APPLICATION: To consider adoption of a Mitigated Negative Declaration and approval of a planned development to construct an approximate 25,000 square foot, three-story, mixed use 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: Pults & Associates on behalf of Theatre Drive SS Partners, LLC
 LOCATION: 1446 Spring Street

Opened Public Hearing.

Public Testimony: In favor: Tim Woodle, applicant representative
 Kimo Pankey, applicant

Opposed: Bruce Witcher

Neither in favor nor opposed but expressing concerns: Dale Gustin

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 7-0, to continue Planned Development 05-019 to date uncertain.

Commissioner Steinbeck stepped down due to a potential conflict of interest on the following project.

- 2. FILE #: **PLANNED DEVELOPMENT 06-001**
 APPLICATION: To consider adoption of a Mitigated Negative Declaration and approval of a planned development to construct an approximate 2,000 square foot second-story addition to an existing 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: Andre Lekai
 LOCATION: 612 – 12th Street

Opened Public Hearing.

Public Testimony: In favor: Andre Lekai, applicant
Opposed: None

Action: A motion was made by Commissioner Mattke, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck abstained), to continue Planned Development 06-001 to date uncertain.

Commissioner Steinbeck resumed his seat on the dais.

3. FILE #: **PLANNED DEVELOPMENT 05-008 and
CONDITIONAL USE PERMIT 06-003**
APPLICATION: To consider adoption of a Mitigated Negative Declaration and approval of a planned development to construct an approximate 56,000 square feet; approximately 30,000 square feet of which would be office/residential uses and 26,000 square feet would be underground parking. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Pults & Associates on behalf of Frank Arciero and Fallingstar Homes, Inc.
LOCATION: 1344 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Tim Woodle, applicant representative
Opposed: None

Neither in favor nor
opposed but expressing concerns: Vicki Silva
Dale Gustin
Kathleen Haas
Bruce Witcher
Mark Brown

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Mattke, and passed 7-0, to continue Planned Development 05-008 and Conditional Use Permit 06-003 to date uncertain. The Commission directed the final design back to the DRC to address building height and setback exceptions. In addition, an arborist's report was requested. Finally, the applicant was asked to explore the potential for off-site parking.

4. FILE #: **PLANNED DEVELOPMENT 05-022**
 APPLICATION: To consider adoption of a Mitigated Negative Declaration and approval of a planned development to construct an approximately 21,000 square foot two-story retail/office 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: Pults & Associates on behalf of Vickie Mullins
 LOCATION: 800 – 11th Street

Opened Public Hearing.

Public Testimony: In favor: Tim Woodle, applicant representative
 Opposed: None

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Menath, and passed 7-0, to continue Planned Development 05-022 to date uncertain.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

5. Development Review Committee Minutes (for approval):
 a. February 21, 2006
 b. February 27, 2006

Darren Nash noted a correction to the Minutes of February 21, 2006 – the action text for the C&D Towing item needs to be completed.

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

6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Withers provided an update and that there was discussion of establishing a Dog Park. Concepts will be brought forward for City Council consideration.
 - b. PAC (Project Area Committee): No report given
 - c. Main Street Program: Commissioner Holstine reiterated that the historic buildings self guided tour map is now available for \$8. She also announced the Open House coming up on March 23rd for a house being raffled for Mee Memorial.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all projects are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. February 28, 2006

Action: A motion was made by Commissioner Menath, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Mattke abstained), to approve the minutes of the Planning Commission Meeting of February 28, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

8. March 7, 2006

A brief overview was provided by Ron Whisenand.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Holstine welcomed Ron again. Looks forward to working with Ron on answers on the in-lieu parking fee.
- Commissioner Flynn noted that there is obvious interest to invest in downtown Paso Robles but that we need to work on the fees.
- Commissioner Hamon stated that “we” need some sort of tool for developers for them to know how to proceed. That this is a very important issue for the City and we need to have a “good attitude” toward working this out.

STAFF COMMENTS

Staff will provide the Planning Commission with a tentative schedule for the downtown parking program once future dates are known.

Lonnie will be asked to provide a cell-phone list to those Commissioners and staff going to the Planner's Institute.

ADJOURNMENT to the joint Planning Commission/City Council Breakfast Meeting of Friday, March 17, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 20, 2006 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the League of California Cities Planners' Institute from Wednesday, March 22, 2006 through Friday, March 24, 2006 in Monterey, CA;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 27, 2006 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, March 28, 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.