

**PLANNING COMMISSION  
MINUTES**

**March 28, 2006**

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

**PLANNING COMMISSIONERS ABSENT:** Holstine

**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 #:** **TENTATIVE PARCEL MAP PR 05-0082**  
**APPLICATION:** To consider an application to subdivide an R2 zoned parcel into two residential lots for future multi-family residential units. The Planning Commission will

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

APPLICANT: Dan Stewart on behalf of John and Donna Przybyla  
LOCATION: 716 Walnut 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 Steinbeck, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Holstine absent), to approve Tentative Parcel Map PR 05-0286 as presented.

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2. FILE #: **TENTATIVE PARCEL MAP PR 05-0286**  
APPLICATION: To consider an application to subdivide an R2 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: Pamela Jardini on behalf of Jason Rhoades  
LOCATION: 727 Oak Street

Opened Public Hearing.

**Public Testimony:** In favor: Pamela Jardini, applicant representative

Closed Public Hearing.

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Holstine absent), to approve Tentative Parcel Map PR 05-0286 as presented.

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3. FILE #: **PLANNED DEVELOPMENT 03-020 AMENDMENT**  
APPLICATION: To consider adoption of a Negative Declaration and approval of an amendment to a planned development to intensify land uses on two parcels of land. The proposal is to increase the approved building square footage to add 5,500 square feet for a total of 11,500 square feet at 406 Spring Street and to add a 12,000 square foot building at 810 4<sup>th</sup> Street. The Planning

Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.  
APPLICANT: Pacific Management and Development  
LOCATION: 406 Spring Street and 810 – 4<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** In favor: Jim Saunders, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to adopt a Negative Declaration for Planned Development 03-020 Amendment as presented.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Holstine absent), to approve Planned Development 03-020 Amendment with modifications to Conditions No. 17, 18, 20, 21 and 26 as recommended by staff.

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4. FILE #: **MISCELLANEOUS 06-001**  
APPLICATION: To consider adoption of a Negative Declaration and proposal to purchase an approximately 3,000 square foot vacant parcel for right-of-way purposes.  
APPLICANT: City initiated  
LOCATION: 1650 Riverside Avenue

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 Flynn, and passed 6-0-1, (Commissioner Holstine absent), to adopt a Negative Declaration for Miscellaneous 06-001 as presented.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Holstine absent), to recommend the City Council find acquisition of property located at 1650 Riverside Avenue to be consistent with the General Plan.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. March 6, 2006
  - b. March 13, 2006

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Hamon, and passed 6-0-1 (Commissioner Holstine 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 meeting held.
  - c. Main Street Program: No report given.
  - d. Airport Advisory Committee: Commissioner Hamon reported that the meeting had been postponed until Thursday, March 30<sup>th</sup>.

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

Ed Gallagher reported that all projects are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 7. March 14, 2006

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Mattke, and passed 6-0-1 (Commissioner Holstine absent), to approve the minutes for the Planning Commission meeting of March 14, 2006 as presented.

**REVIEW OF CITY COUNCIL MEETING**

- 8. March 21, 2006

Commissioner Menath gave a brief review of the meeting. Ron Whisenand provided an overview of the Templeton Community Services District item on that agenda.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Mattke asked about the status of the Norm Bridge building on Spring Street. Darren Nash and John Falkenstien responded.
- Commissioner Withers provided commentary on the Planner's Institute for those who did not attend.
- Commissioner Steinbeck expressed appreciation for Ditas Esperanza's updated pictures of the 13<sup>th</sup> St. Bridge.
- Commissioner Flynn observed that on 24<sup>th</sup> Street westbound to the county line the new town home project has made some cuts across the street and even though they are not permanent, they are in bad shape. He feels that added mitigation should be considered for a complete overlay since there are so many patches.
- John Falkenstien responded that we have written standards to address this issue as a pavement management package going to City Council this next year.
- Commissioner Hamon stated that Monterey (Planner's Institute) was great and thanked staff for the opportunity to go. He also reminded the Commission of the Joint Planning Commission/City Council Meeting on April 3 at 7:00 pm in City Council Chambers; and asked the Commissioners to think about their topics and begin jotting them down.

Some topics for the meeting :

- Commissioner Withers – 1) infill lot size minimums; 2) parking requirements in office zones; 3) rezones
- Commissioner Menath – Residential Care Facility regulations in residential zones
- Commissioner Hamon – 1) Planning Commissioner education – “bring us to a level where we can do a better job as commissioners”; 2) Interaction with staff; 3) Vision of the town; 4) form based codes – “we could benefit but we need to work on it”.
- Commissioner Steinbeck asked for quick updates on the two specific plans currently underway. Ron Whisenand provided a quick overview.

## **STAFF COMMENTS**

None

**ADJOURNMENT** at 8:55 pm to the Development Review Committee Meeting of Monday, April 3, 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 Meeting of Monday, April 3, 2006 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, April 10, 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, April 11, 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.