

**PLANNING COMMISSION  
MINUTES**

**April 11, 2006**

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

**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

\*\*\*\*\*

**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 #: **TIME EXTENSION OF PLANNED DEVELOPMENT 01-014 AND TENTATIVE TRACT 2435**
- APPLICATION: To consider a one year time extension for a project consisting of a nine(9) lot commercial subdivision including a common parking lot with eight (8) parking spaces. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
- APPLICANT: William Ridino
- LOCATION: northeast corner of 14<sup>th</sup> and Railroad Streets, west of the railroad right-of-way.

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 Mattke, and passed 7-0, to table the request for a one-year time extension and direct staff to re-notice the item as a re-file of Tract 2435.

\*\*\*\*\*

- 2. FILE #: **REFILE TENTATIVE TRACT 2469**
- APPLICATION: To consider an application to subdivide an approximate 1.75 acre site into eight (8) condominium lots and one (1) common ownership lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: EMK & Associates on behalf of Republic Properties/  
Joshua Yaguda
- LOCATION: 344 – 24<sup>th</sup> Street

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and passed 7-0, to table the refile application, as the Tract is valid until July 23, 2006.

\*\*\*\*\*

3. FILE #: **PLANNED DEVELOPMENT 05-016 AND TENTATIVE TRACT 2772**
- APPLICATION: To consider adoption of a Mitigated Negative Declaration and approval of an application to construct a 27 lot business park. 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 Doug Mondo
- LOCATION: Southwest corner of Airport Road and Dry Creek Road.

Opened Public Hearing.

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

Opposed: None

Expressing Concerns: Dale Gustin, not opposed to the project but expressing concerns about citywide circulation and not supportive of roundabouts in general.

**Action:** A motion was made by Commissioner Withers, seconded by Commissioner Holstine, and passed 7-0 to continue the Open Public Hearing to date uncertain in order to provide additional time for staff to explore the feasibility of a roundabout to be installed at the intersection of Airport and Dry Creek Roads.

\*\*\*\*\*

4. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 04-001 AND TENTATIVE TRACT MAP 2521**
- APPLICATION: To consider eliminating the requirement to underground the existing overhead utility lines along 21<sup>st</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: John Bertoni
- LOCATION: Along the vacant 12.43 acre parcel located at 75 west 12<sup>th</sup> Street.

Opened Public Hearing.

**Public Testimony:** In favor: John Bertoni, applicant  
Dale Gustin

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 7-0, to approve the applicant's request to amend the conditions of approval as follows: Utilities to all lots in Tract 2521 shall be placed underground. Existing overhead utilities along 21<sup>st</sup> Street, being the south boundary of the subdivision, may remain in place to serve properties to the south. The applicant shall provide underground conduit as needed for future relocation of these overhead utilities. The applicant shall enter into an agreement to participate in the cost of relocation of overhead utilities at the time other properties are also obligated to participate. The applicant shall also explore the removal or relocation of the newest pole.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS**

- 5. FILE #: **SITE PLAN 06-007**
- APPLICATION: To consider a request to construct a faux Oak Tree/  
Tree House at Good ol' Burgers.
- APPLICANT: Roger Sharp
- LOCATION: 1145 – 24<sup>th</sup> Street

**Public Comment:** Roger Sharp, applicant  
Dale Gustin, supportive  
Matt Masia, property owner, supportive

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 7-0 to continue Site Plan 06-007 to date uncertain, in order to provide additional time for the applicant to prepare and present scaled elevation and plan review drawings.

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- NONE

\*\*\*\*\*

**COMMITTEE REPORTS**

- 6. Development Review Committee Minutes (for approval):
  - a. March 20, 2006
  - b. March 27, 2006

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

- 7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Withers provided an update regarding Dog Park status and the Parks Master Plan.
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: Commissioner Holstine provided an update regarding the Dog Park proposal and the upcoming Wine Festival.
  - d. Airport Advisory Committee: Commissioner Hamon reported on the Business Expo to be held at the airport on Friday, April 14, 2006.

\*\*\*\*\*

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

Ron Whisenand reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 8. March 28, 2006

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Withers, and passed 6-0-1 (Commissioner Holstine abstained), to approve the Planning Commission Minutes of March 28, 2006 as presented.

**REVIEW OF CITY COUNCIL MEETING**

- 9. April 4, 2006

Commissioner Steinbeck provided a brief overview of the City Council Meeting of April 4, 2006.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Steinbeck asked if the carwash at Union and Golden Hill Road was going to have screening over the blower; he also commented that the landscaped strip at Highway 46 east and Golden Hill Road is in sad shape; and noted the inflatable flying banner at Timmy T's and asked about the regulations on this type of signage.
- Commissioner Flynn stated that he would not be able to attend the April 25, 2006 Planning Commission Meeting.
- Commissioner Menath thanked John Falkenstien for his memo regarding drainage in the area northwest of Highway 46 east and Golden Hill Road.
- Commissioner Holstine also provided comments on the drainage issue.
- Commissioner Mattke announced his resignation from the Planning Commission and the City. This was his last meeting.

## **STAFF COMMENTS**

- Ron Whisenand informed the Commission that the City Council will be addressing Development Agreement policy for Specific Plans in general and more specifically with regard to the Chandler Ranch Area Specific Plan and the Olsen Beechwood Specific Plan at their meeting of April 18, 2006.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, April 17, 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 Breakfast Meeting of Friday, April 21, 2006 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, April 24, 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 25, 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.