

**PLANNING COMMISSION  
MINUTES**

**April 25, 2006**

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

**PLANNING COMMISSIONERS ABSENT:** Flynn, plus one Commission vacancy

**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 #:** **TRACT 2778 AND PLANNED DEVELOPMENT 97013 AMENDMENT**  
**APPLICATION:** To consider adoption of a Mitigated Negative Declaration in accordance with the provisions of

CEQA and to consider a request to subdivide a 47 acre site into 20 lots for commercial/light industrial uses. 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 McCarthy on behalf of Tom Erskine  
LOCATION: east end of Wisteria Lane, east of Golden Hill Road and north of Highway 46 east and would form an eastward extension of the Golden Hills Business Park.

Opened Public Hearing.

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

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 5-0-1 (Commissioner Flynn absent, and one vacancy), to approve a Mitigated Negative Declaration for Tract 2778 and Planned Development 97013 Amendment as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 5-0-1 (Commissioner Flynn absent, and one vacancy), to approve an amendment for Tract 2778 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 5-0-1 (Commissioner Flynn absent, and one vacancy), to approve an amendment for Planned Development 97013 as presented.

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*The following item is continued from the Planning Commission Meeting of April 11, 2006.*

**OTHER SCHEDULED MATTERS**

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

Roger Sharp, applicant, presented his architectural elevations and site plan for the project.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 3-2-1 (Commissioner Withers and Holstine opposed, Commissioner Flynn absent, and one vacancy), to approve Site Plan 06-007 as presented.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 3. Development Review Committee Minutes (for approval):
  - a. April 3, 2006
  - b. April 10, 2006

**Action:** A motion was made by Commissioner Holstine, seconded by Commissioner Withers, and passed 5-0-1 (Commissioner Flynn absent and one vacancy) to approve the DRC Minutes listed above with one change to Item No. 2 of the Minutes of April 3, 2006, changing “trash shoot” to “trash chute”.

- 4. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No meeting
  - c. Main Street Program: Commissioner Holstine reported that Sunday, April 30, 2006 will be a Farm and Ranch Expo at City Park.
  - d. Airport Advisory Committee: Commissioner Hamon provided an update.

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

Ron Whisenand reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 5. April 11, 2006

**Action:** A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 5-0-1 (Commissioner Flynn absent and one vacancy), to approve the Planning Commission Minutes of April 11, 2006 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

6. April 18, 2006

Ron Whisenand provided a brief review of the City Council Meeting of April 18, 2006.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Withers asked if there is any space still available to lease at the airport. She heard there is no space left.
- Commissioner Menath had questions about construction and construction debris. Darren responded to his questions.
- The Commission was polled as to how they would like to receive copies of the Final EIR for the Chandler Ranch. They responded as follows:

Menath – Printed copy only  
Holstine – Printed and CD copies  
Hamon – Printed and CD copies  
Steinbeck – Printed and CD copies  
Withers – Will let us know

## **STAFF COMMENTS**

7. Review of Planning Commissioner Resource List

Discussion was offered by the Planning Commission and staff.

**ADJOURNMENT** at 8:45 pm to the Development Review Committee Meeting of Monday, May 1, 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, May 8, 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, May 9, 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.