

**PLANNING COMMISSION
MINUTES**

May 9, 2006

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

PLANNING COMMISSIONERS ABSENT: One Commission vacancy

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: The order of presentation of Items No. 2 and 3 were reversed. Item No. 3 was heard before Item No. 2.

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

Commissioner Hamon stepped down for the following two items due to potential for a conflict of interest.

- 1. FILE #: **REFILE TRACT 2435**
 APPLICATION: To consider a nine-lot commercial subdivision including a common parking lot with eight parking spaces. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: William Ridino
 LOCATION: Northeast corner of 14th 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 Withers, seconded by Commissioner Flynn, and passed 5-0-1 (Commissioner Hamon refrained, one vacancy), to approve the refile of Tract 2435 as presented.

- 3. FILE #: **AMENDMENT TO TENTATIVE TRACT 2741 AND PLANNED DEVELOPMENT 99008**
 APPLICATION: To consider a request to convert the existing 12-unit apartment complex to condominiums. Carports are also proposed to be constructed with the condominium conversion. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
 APPLICANT: Wilson Land Surveys on behalf of David and Mary Weyrich.
 LOCATION: 1012-1034 Experimental Station Road

Opened Public Hearing.

Public Testimony: In favor: Jeremy Corea, applicant representative
Dick Blake

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 5-0-1 (Commissioner Hamon refrained, one vacancy), to approve Tentative Tract 2741, subject to standard and site specific conditions.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 5-0-1 (Commissioner Hamon refrained, one vacancy), to approve an amendment to Planned Development 99008 as presented.

Commissioner Hamon resumed his seat on the dais.

- 2. FILE #: **CONDITIONAL USE PERMIT 06-002**
- APPLICATION: To consider a request to allow a professional office use at this R-2 (Duplex/Triplex) zoned property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: George Duck
- LOCATION: 405 – 14th Street

Opened Public Hearing.

Public Testimony: George Duck, applicant

Closed Public Hearing.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 6-0 (one vacancy), to approve Conditional Use Permit 06-002 with the addition of a condition that the applicant shall install porous pavers for the parking spaces off of 14th Street and within the Critical Root Zone of the Oak tree.

- 4. FILE #: **PLANNED DEVELOPMENT 06-002**
- APPLICATION: To consider adoption of a Negative Declaration and approval of a Planned Development to construct an approximate 19,000 square foot light-industrial/ office building. The Planning Commission will also

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

APPLICANT: Freeman Foy Architecture on behalf of Anthony Sheplay

LOCATION: Lot 10 of Tract 2269, which is located on Wisteria Lane, east of Golden Hill Road, North of Highway 46 east.

Opened Public Hearing.

Public Testimony: In favor: Joel Snyder, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Steinbeck, and passed 6-0 (one vacancy), to approve a Negative Declaration for Planned Development 06-002 as presented.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Steinbeck, and passed 6-0 (one vacancy), to approve Planned Development 06-002 with the addition of a condition that the design treatment of the northerly border shall be approved by the DRC.

OTHER SCHEDULED MATTERS

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. April 17, 2006
 - b. April 24, 2006

Action: A motion was made by Commissioner Holstine seconded by Commissioner Menath, and passed 6-0 (one vacancy), to approve the DRC Minutes listed above as presented.

6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Withers reported that the Dog Park proposal will be presented to the City Council.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine provided an update.
 - d. Airport Advisory Committee: Commissioner Hamon reported on the success of the Business Expo.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES FOR APPROVAL

7. April 25, 2006

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0 (one vacancy) to approve the Planning Commission Minutes of April 25, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

8. May 2, 2006

Ron Whisenand gave a brief overview of the City Council Meeting of May 2, 2006.

PLANNING COMMISSIONERS' COMMENTS

STAFF COMMENTS

Staff provided information on the Brown Act and Conflicts of Interest with the Planning Commission. This information will be discussed in more detail on a future agenda.

ADJOURNMENT to the Development Review Committee Meeting of Monday, May 15, 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, May 19, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, May 22, 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 23, 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.