

**PLANNING COMMISSION
MINUTES**

May 23, 2006

PLANNING COMMISSIONERS PRESENT: Flynn, Hamon, Holstine, Johnson, 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 #:** **TENTATIVE PARCEL MAP PR 06-0035**
APPLICATION: To consider a request to subdivide a 1.78 acre, R-1 B3 site into three parcels of approximately 20, 671, 27,211.95 and 29,945.81 square feet for single

family residential development. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Sylvester Family Trust
LOCATION: 1640 Kleck Road

Opened Public Hearing.

Public Testimony: In favor: Steve Sylvester, applicant

Opposed: None

Neither in favor nor
opposed but with questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Withers, and passed 7-0 to approve Tentative Parcel Map PR 06-0035 as modified.

2. FILE #: **TENTATIVE PARCEL MAP PR 06-002**
APPLICATION: To consider a request to subdivide a 7,502 square foot R2 parcel into two lots of approximately 4,502 and 3,000 square feet. 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 Conner
LOCATION: 502 – 4th Street

Opened Public Hearing.

Public Testimony: In favor: Dan Conner, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0 to approve Tentative Parcel Map PR 06-0002 as presented.

Commissioner Steinbeck stepped down for the following item as he knows the applicant and to resolve any perceived conflict.

Commissioner Johnson stepped down as he owns property within 500' of the project.

- 3. FILE #: **TENTATIVE PARCEL MAP PR 05-0366**
APPLICATION: To consider a request to subdivide a 7,002 square foot R2 parcel into two parcels of approximately 3,464 and 3,538 square feet so that each existing dwelling would be on a separate parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Brian Thorndyke
LOCATION: 305 & 307 – 16th Street

Opened Public Hearing.

Public Testimony: In favor: Brian Thorndyke, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Withers, and passed 5-0-2 (Commissioners Steinbeck and Johnson refrained), to approve Tentative Parcel Map PR 05-0366 as presented.

Commissioners Steinbeck and Johnson resumed their seats on the dais.

- 4. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 04-012**
APPLICATION: To consider a request to construct a 120,617 square foot mini-storage facility. If approved this project would replace the 45,000 square foot mini-storage project that is currently entitled for the site. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Orrin Cocks
LOCATION: 1601 North River Road

Opened Public Hearing.

Public Testimony: In favor: Ken Carrell, project designer

Opposed: Kathy Barnett
Sandra Pack
Don Martin
Dennis Pack

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to adopt a Negative Declaration for Amendments to Planned Development 04-012 and Conditional Use Permit 04-016, as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to approve an Amendment to Planned Development 04-012 with a faux window treatment and return to DRC.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to an Amendment to Conditional Use Permit 04-016, as presented.

- 5. FILE #: MISCELLANEOUS 06-002
- APPLICATION: To consider making a General Plan consistency finding for acquisition of property for the intended use as public right-of-way. The property is approximately 44,800 square feet (1.03 acres) in area.
- APPLICANT: City initiated
- LOCATION: Southwest corner of Highway 46 west and Theatre Drive

Opened Public Hearing.

Public Testimony: Neither in favor nor opposed by asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to approve the resolution and report to the City Council that the acquisition of the subject property would be consistent with the General Plan.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. May 1, 2006
 - b. May 8, 2006

Action: A motion was made by Commissioner Holstine, 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: No report given
 - b. PAC (Project Area Committee): No report given
 - c. Main Street Program: Commissioner Holstine reported that the Kustom Kar Show and Cruise Night would be held on Memorial Day weekend.
 - d. Airport Advisory Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 8. May 9, 2006

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Johnson abstained), to approve the Planning Commission Minutes of May 9, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

- 9. May 2, 2006

Commissioner Hamon provided a brief review of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Withers asked who will attend the City Council Meeting on Transit. (Commissioner Menath will attend).
- Commissioner Steinbeck asked if second are allowed in El Dorado Estates and whether they can be rented. (Yes, that is allowed provided they comply with the Ordinance.)
- Commissioner Flynn asked about the timeline for the demolition of the Methodist Church on 14th and Oak Streets stating that it is an eyesore. Are there Code Enforcement issues? (Darren will look into it.)
- Commissioner Johnson stated that the mini-storage lighting next door to 1601 North River Road is not complying.
- Commissioner Holstine reacted to a letter sent to Councilman Nemeth from an applicant expressing dissatisfaction with the DRC. Commissioner Holstine provided her views on the meeting.
- Commissioner Hamon will be unable to attend the DRC Meeting of June 5th.

STAFF COMMENTS

Director Whisenand provided a brief update on the status of the following projects/programs:

1. Chandler Ranch Final EIR
2. Downtown Parking

He also welcomed Commissioner Ron Johnson.

ADJOURNMENT to the Development Review Committee Meeting of Monday, June 5, 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, June 12, 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, June 13, 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.