

**PLANNING COMMISSION
MINUTES**

June 27, 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: Staff reported that an applicant request for two week continuance was received on Item No. 3 of the agenda.

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.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 7-0 to approve a Negative Declaration for Tentative Parcel Map PR 05-0381 as presented.

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3. **FILE #:** **TENTATIVE PARCEL MAP PR 06-0001**
APPLICATION: To consider a request to subdivide an existing 7,003 square foot R-2 lot into two parcels of approximately 3,878 and 3,125 square feet in size. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Julie Rose
LOCATION: 304 – 16th Street

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to continue the public hearing for Tentative Parcel Map PR 06-0001, to the Planning Commission Meeting of July 11, 2006 as requested by the applicant.

4. **FILE #:** **CONDITIONAL USE PERMIT 04-008 AMENDMENT**
APPLICATION: To consider a request to expand the existing auto and RV sales business to the adjacent lot. The application includes a request to allow for RV repair. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Jeff Gallagher
LOCATION: 1005 and 1041 Paso Robles Street

Opened Public Hearing.

Public Testimony: In favor: Jeff Gallagher, applicant
Kathy Barnett

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to approve an Amendment to Conditional Use Permit 04-008 with modification to the landscaping requirements.

- 5. FILE #: **MISCELLANEOUS 06-003**
- APPLICATION: To consider making a General Plan consistency finding for acquisition of property intended for use as public right-of-way. The property is approximately 10,000 square feet (0.22 acre) in area.
- APPLICANT: City initiated
- LOCATION: 1720 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 Johnson, seconded by Commissioner Flynn and passed 7-0, determining that Miscellaneous 06-003 is consistent with the General Plan policy for acquisition of property intended for use as a public right-of-way.

- 6. FILE #: **CODE AMENDMENT 05-001**
- APPLICATION: To recommend that the City Council consider adopting a Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA); and to establish regulations for residential density bonuses as mandated by Section 65915 of the California Government Code.
- APPLICANT: City initiated
- LOCATION: Citywide

Opened Public Hearing.

Public Testimony: Neither in favor nor opposed but expressing concerns: Kathy Barnett, expressing her desire for a City Inclusionary Housing Ordinance.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to recommend that the City Council approve a Negative Declaration for Code Amendment 05-001 and adopt an ordinance to implement changes to Zoning Code Chapter 21.16L to establish regulations for residential density bonuses as mandated by Section 65915 of the California Government Code, as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 7. Development Review Committee Minutes (for approval):
 - a. June 5, 2006
 - b. June 12, 2006

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

- 8. 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 on the activities that are planned for the Great Americana Festival on Saturday, July 1.
 - d. Airport Advisory Committee: Commissioner Hamon reported that the committee talked about wanting to see airport area projects.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ed Gallagher provided an update.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. June 13, 2006

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve the Planning Commission Minutes of June 13, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

June 20, 2006

Commissioner Holstine provided an overview of the meeting including consultant selection for the proposed Gateway Standards.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck reported on some current real estate trends.
- Commissioner Holstine expressed concern over occupancy of the Gearhart building.
- Commissioner Hamon asked about the City's efforts to update impact fees. John Falkenstien provided the Commission with an update.

STAFF COMMENTS

Ron Whisenand updated the Commission on the status of the Downtown Parking Program.

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 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, July 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.