

**PLANNING COMMISSION
MINUTES**

July 11, 2006

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

PLANNING COMMISSIONERS ABSENT: Withers

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Staff reported that the applicant requested a further two week continuance for Item No. 1 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.

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission Meeting of June 27, 2006.

- 1. 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 application.
 APPLICANT: Julie Rose
 LOCATION: 304 – 16th Street

Continued Open Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 5-0-1-1 (Commissioner Holstine absent, Commissioner Johnson refrained due to potential conflict of interest), to continue the Open Public Hearing to the Planning Commission Meeting of July 25, 2006.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 06-0049 and STREET ABANDONMENT 06-001**
 APPLICATION: To consider a request to subdivide an existing approximate 1.2 acre Commercial/Industrial zoned lot into three parcels where Foltz Automotive would be on Parcel 1, Napa Auto Parts would be on Parcel 2, and a new 15,930 square foot lot would be created (Parcel 3). This application also includes a request to abandon the portions of 28th Street and 30th Street between the railroad tracks and Riverside Avenue. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Larrache Land Company
 LOCATION: 2901 & 2951 Riverside Avenue

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Withers absent), to approve Tentative Parcel Map PR 06-049 as revised and to recommend that the City Council approve Street Abandonment 06-001 as presented.

- 3. FILE #: **TENTATIVE TRACT MAP 2805 AND PLANNED DEVELOPMENT 06-006**
- APPLICATION: To consider adoption of a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA), and approval of a request to subdivide a 9.32 acre parcel into a 13 lot single family residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Brian O’Kelly
- LOCATION: 2670 North River Road

Opened Public Hearing.

Public Testimony: In favor: Christie Gabler, applicant representative
Brian O’Kelly, applicant
Dale Gustin

Opposed: None

Neither in favor nor opposed but having questions: Sally Reynolds
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Withers absent), to approve a Negative Declaration for Planned Development 06-006 and Tentative Tract 2805 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Withers absent), to approve Planned Development 06-006 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Withers absent), to approve Tentative Tract 2805 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Withers absent), to recommend that the City Council approve removal of 7 oak trees as recommended in the arborist report.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. June 19, 2006
 - b. June 26, 2006

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Withers absent), to approve the DRC Minutes listed above as presented.

- 5. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No report given.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine announced the events planned for July.
 - d. Airport Advisory Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. June 27, 2006

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Withers absent), to approve the Planning Commission Minutes of June 27, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

July 5, 2006

Commissioner Menath provided an overview of the City Council meeting of July 5, 2006.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck provided some local real estate statistics.
- Commissioner Flynn noted that Norm Bridge's building is under construction and the 13th Street Bridge is open.
- Commissioner Menath said "Hats off to Ditas" (Esperanza) for all of her work on the 13th St. Bridge.
- Commissioner Holstine expressed thanks to staff for their continued hard work.
- Commissioner Hamon expressed his disappointment with Council decision on the Farmer's Alliance Building.

STAFF COMMENTS

Staff provided discussion on the Farmer's Alliance Building decision and brief update on the following items:

Downtown Parking
Olsen/Beechwood Specific Plan
Chandler Ranch Area Specific Plan

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 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 July 21, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 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, 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.