

**PLANNING COMMISSION
MINUTES**

July 25, 2006

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

PLANNING COMMISSIONERS ABSENT: Johnson

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No Briefing given.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Director Whisenand mentioned the applicant request to table Public Hearing item 1 indefinitely.

PRESENTATIONS: No presentations were made.

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 Withers, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Johnson absent) to table the matter indefinitely at the applicant’s request.

- 2. FILE #: **SITE PLAN 06-014**
 APPLICATION: To consider a request for an exception to the Parking Standards in relation to the conversion of an existing house to an office. The Office Professional District would require 8 parking spaces for this property. The applicant is requesting a reduction to 7 spaces or possibly 6 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: Chad and Olivia Wittstrom
 LOCATION: 2021 Spring Street

Opened Public Hearing.

Public Testimony:
Neither in favor nor opposed but having questions: Dale Gustine – concerned with lack of parking

Closed Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Withers, and passed 5-1-1 (Commissioner Johnson absent, Commissioner Menath

opposed), requesting Applicant to reduce building size to 1499 using a net square footage without porch, and to return to DRC.

3. FILE #: **REFILE TENTATIVE TRACT MAP 2573 AND PLANNED DEVELOPMENT 04-002**
APPLICATION: To consider a refile of a development plan and tentative tract map for the creation of an 11 lot single family residential subdivision. The project is currently being graded. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Conrad Langille
LOCATION: In the vicinity of Montebello Oaks Drive and Arciero Way.

Opened Public Hearing.

Public Testimony:

Neither in favor nor
opposed but having questions: Stephanie Strickland, Buena Vista Ct.
Use of private access road for construction traffic.

Closed Public Hearing.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Johnson absent), to approve Tentative Tract Map 2573 and Planned Development 04-002 as presented.

4. FILE #: **MISCELLANEOUS 06-004**
APPLICATION: To consider making a General Plan consistency finding for acquisition of two properties for intended use as a public right-of-way.
APPLICANT: City initiated
LOCATION: Northwest corner of Highway 46 west and Highway 101 interchange and 240 Gahan Place.

Opened Public Hearing.

Public Testimony:

Neither in favor nor
Opposed but having questions: Dale Gustin – Indicated that the proposed roadway improvements are needed.

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Johnson absent), to approve Miscellaneous 06-004 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

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

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

- 6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Olive Festival and Pancake Breakfast events discussed.
 - 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

7. July 11, 2006

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Steinbeck, and passed 5-0-1-1 (Commissioner Johnson absent, Commissioner Withers abstained), to approve the Planning Commission Minutes of July 11, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

July 18, 2006

Commissioner Menath provided update on residential density bonds ordinance.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Withers won't be attending the August 8, 2006 Planning Commission meeting.
- Commissioner Steinbeck asked about traffic movement on the newly finished 13th Street bridge. John Falkenstein provided answers.
- Commissioner Flynn advised that Ralph McCarty passed away on Monday.
- Commissioner Menath -Discussed the Food 4 Less landscaping and lighting district maintenance responsibilities for the landscaped median.
- Commissioner Holstine had questions on OP overlay and challenges of development.
- Commissioner Hamon – Commented that traffic at Golden Hill/Union Rd. was flowing better with the new flashing signal light.

STAFF COMMENTS

Staff provided discussion on the following items:

- Complimented the DRC action on Bridge Bldg. to ensure compliance with the Downtown Design Guidelines.
- Olsen/Beechwood Specific Plan
- Gateway presentation on August 15, 2006 at City Council Meeting

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 31, 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, August 7, 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, August 8, 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.