

**PLANNING COMMISSION
MINUTES**

August 8, 2006

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

PLANNING COMMISSIONERS ABSENT: Steinbeck, Withers

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: No Briefing given.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

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

- 1. FILE #: **TENTATIVE PARCEL MAP PR 05-0367 and STREET ABANDONMENT 06-002**
APPLICATION: To consider a request to subdivide an existing 27,000 square foot lot into two parcels for single family residential development. In conjunction with the subdivision request, the applicant has submitted a request to abandon a portion of the right of way for James Street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: McCarthy Engineering on behalf of John and Vaughn Boyd
LOCATION: 250 Hilltop Drive

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Pete Contreras, not opposed but wants more information on the abandonment and how it will affect his approved plans to improve James Street.
Chris Reena, wants James Street as an emergency access only.

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Steinbeck and Withers absent), to approve Tentative Parcel Map PR 05-0367 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 5-0-2 (Commissioners Steinbeck and Withers absent), to recommend that the City Council approve Street Abandonment 06-002 as presented.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 06-0122 AND AMENDMENT TO PLANNED DEVELOPMENT 91002/91003**
APPLICATION: To consider a request to subdivide a one acre parcel into two half acre parcels 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: Michael and Jennifer Gustason
LOCATION: 2335 Ashwood Place

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Steinbeck and Withers absent), to continue the Open Public Hearing to the Planning Commission Meeting of Tuesday, August 22, 2006, in order to allow the applicant to address drainage and flooding issues.

3. FILE #: **CONDITIONAL USE PERMIT 06-003**
APPLICATION: To consider a request to establish a wireless communications facility within the Mastagni building that is currently under construction. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Cingular Wireless
LOCATION: 801 – 12th Street.

Opened Public Hearing.

Public Testimony: In favor: Gordon Bell, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 5-0-2 (Commissioners Steinbeck and Withers absent), to approve Conditional Use Permit 06-003 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

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

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Menath, and passed 5-0-2 (Commissioners Steinbeck and 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 provided information regarding the Mixer on August 24; the Olive Festival Dinner on August 25; and the Olive Festival on August 26, 2006.
 - d. Airport Advisory Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs and projects are proceeding as scheduled. He also alerted the Planning Commission to the Oak Park Senior Housing Groundbreaking Ceremony.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 6. July 25, 2006

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Flynn, and passed 4-1-2 (Commissioners Steinbeck and Withers absent and Commissioner Johnson refrained), to approve the Planning Commission Minutes of July 25, 2006 as corrected.

REVIEW OF CITY COUNCIL MEETING

August 1, 2006

A brief overview was provided by Commissioner Withers.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn asked if the Budget Car Rental lot on Riverside Avenue has a use permit. He pointed out that they have paved and striped the lot with few site

improvements and that they are parking rental trucks on the street on Riverside Avenue.

- Commissioner Menath had questions regarding code enforcement personnel. He also had questions on the Audix phone system and wonders why we use it. He stated he would prefer email.
- Commissioner Johnson asked about AB 1234 exemptions for those Commissioners going out of office by December 31, 2006.
- Commissioner Hamon commented that the City of Arroyo Grande is considering whether to raise their in-lieu parking fees to \$28,000 per space.

STAFF COMMENTS

- Ron Whisenand advised the Commissioners of the Downtown Conference on September 27 – 29, 2006 and asked if anyone was interested in attending.
- Ron Whisenand also reminded the Planning Commission of the Oak Park Senior Housing Groundbreaking Celebration on August 15, 2006.

ADJOURNMENT to the City Council Meeting of Tuesday, August 15, 2006 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446 for the Gateway Presentation.

subsequent adjournment to the Development Review Committee Meeting of Monday, August 14, 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, August 18, 2006 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 21, 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 22, 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.