

**PLANNING COMMISSION
MINUTES**

November 28, 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: No briefing given.

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED Items No. 2 and 5 are proposed to be continued to the Planning Commission Meeting of December 12, 2006.

PRESENTATIONS

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 November 14, 2006.

- 1. FILE #: **TENTATIVE PARCEL MAP PR 06-0162**
 APPLICATION: To consider a request to subdivide an R3 lot into two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
 APPLICANT: Koenig
 LOCATION: 1729 Park Street

Continued Open Public Hearing.

Public Testimony: In favor: Steve Koenig
 Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0 to approve Tentative Parcel Map PR 06-0162 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of November 14, 2006. At the request of the applicant, it is proposed to be further continued to the Planning Commission Meeting of December 12, 2006.

- 2. FILE #: **PLANNED DEVELOPMENT 06-009**
 APPLICATION: To consider a request to construct a 3-story, mixed-use development. The proposed project includes 6 residences, 1,280 s.f. of office space and 2,600 s.f. for a restaurant. The project is in the Highway Commercial-Planned Development–Mixed Use Overlay (C-2 PD-MU) Zoning District. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
 APPLICANT: Madson
 LOCATION: 745 Park Street

Continued Open Public Hearing.

Public Testimony: No public testimony given either in favor or opposed.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Holstine, and passed 7-0 to continue Planned Development 06-009 as requested by the applicant to date uncertain.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of November 14, 2006.

- 3. FILE #: **PLANNED DEVELOPMENT 06-007 and TENTATIVE TRACT 2847**
- APPLICATION: To consider a request to subdivide 6.7 acres into 44 lots and construct 43 attached and detached residences with one open space lot. The project is in the RMF-12 Residential Multi-Family Medium Density zoning district. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Curtis Mortenson
- LOCATION: 80 South River Road

Continued Open Public Hearing.

Public Testimony: In favor: Bill Iseman, project designer
Scott Stokes, project engineer

Opposed: None

Neither in favor nor opposed but expressing concerns: Dale Gustin
Tom Hardwick

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 7-0, to approve Planned Development 06-007 and Tentative Tract 2847 as amended with added Condition No. 33.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of November 14, 2006.

4. FILE #: **PLANNED DEVELOPMENT 02-002 AMENDMENT**
APPLICATION: To consider a request to modify street improvement requirements and to construct the road in conjunction with the phases of 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: Vina Robles, Inc.
LOCATION: Mill Road, south of Highway 46 and west of the Hunter Ranch Golf Course.

Continued Open Public Hearing.

- Public Testimony:** In favor: Tim Woodle, project architect
In favor but expressing concerns: Dennis Collins
Art Monihan
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-1 (Commissioner Flynn opposed), to approve the amendment to Planned Development 02-002 as presented.

The following item is proposed to be opened and continued to the Planning Commission Meeting of December 12, 2006.

5. FILE #: **TENTATIVE PARCEL MAP PR 06-0078**
APPLICATION: To consider a request to subdivide to subdivide a 7,000 s.f. parcel into two lots of approximately 3,500 s.f. each. The property is zoned R3, which may permit up to 12 residences per acre.. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Hollis
LOCATION: 820 – 23rd Street

Opened Public Hearing.

Public Testimony: No public testimony given, in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to continue Tentative Parcel Map PR 06-0078 to the Planning Commission Meeting of December 12, 2006.

6. FILE #: **CONDITIONAL USE PERMIT 06-009**
 APPLICATION: To consider a request to convert an existing residence to a professional office with the request to use tandem parking. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Bruce White
 LOCATION: 1337 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Bruce White, applicant, prefers Option B
 John McCarthy, project engineer
 Dale Gustin
 Ken Nagahara, project architect
 Grace Pucci

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-1 (Commissioner Withers opposed), to approve Option B with the added finding that supports tandem parking due to the conversion not increasing the total square footage of the project.

7. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 04-0491**
 APPLICATION: To consider a request to subdivide an R2 lot into two parcels. The Planning Commission will also be considering the content and potential application of

any conditions of approval that relate to the subject application.
APPLICANT: Alban
LOCATION: 1850 Ramada Drive

Opened Public Hearing.

Public Testimony: None given, either in favor or opposed.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to approve a one year time extension for Tentative Parcel Map PR 04-0491 as presented.

OTHER SCHEDULED MATTERS

8. COMMUNITY BUDGET GOALS RECOMMENDATION FY 2007-09

The following ideas were presented by the Planning Commission.

Commissioner Menath: Update inventory of historic buildings and increase Parks and Open Space land.

Commissioner Johnson: Street and alley improvements on west side.

Commissioner Withers: Traffic circulation and developer incentives and bonuses for affordable housing.

Commissioner Hamon: Design standards.

The Planning Commission recommended to forward the following four goals for City Council consideration.

- Update inventory of historic buildings
- Street and alley improvements on the west side
- Developer incentives and bonuses for affordable housing.
- Design Standards

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. October 30, 2006
 - b. November 6, 2006
 - c. November 13, 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.

- 10. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine reported that the Vine Street Victorian Showcase will be held on December 9, 2006.
 - d. Airport Advisory Committee: Commissioner Hamon summarized the recent Airport Advisory Committee training session.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

All programs are progressing as scheduled.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 11. November 14, 2006

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Flynn abstained), to approve the Planning Commission Minutes of November 14, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

November 21, 2006

No review was provided.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson would like to see the City establish street standards to allow narrower street cross-sections to limit the trend to develop private streets in residential developments.
- Commissioner Flynn thanked John Hamon for his service on the Planning Commission.

STAFF COMMENTS

- Planning Commissioner Interviews will be held December 11 and 13, 2006 at 6:00 pm in the Large Conference Room at City Hall.
- December 5, 2006 at 2:00 pm will be the dedication of the “Bob Lata bench” in City Park.

ADJOURNMENT to the Development Review Committee Meeting of Monday, December 4, 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, December 11, 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, December 12, 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.