

**PLANNING COMMISSION
MINUTES**

February 13, 2007

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

1. **FILE #:** **PLANNED DEVELOPMENT 06-023 and TRACT 2796**
APPLICATION: To consider a request to establish a tentative tract map and development plan for the creation of a 5 lot single family residential subdivision from a 2.476

acre parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Pamela Jardini on behalf of Gene Barre
LOCATION: Northeast corner of South River Road and Charolais Road.

Opened Public Hearing.

Public Testimony: In favor: Pamela Jardini, applicant representative

Opposed: None

Neither in favor nor opposed
but commenting on the project: Dale Gustin
Mark Klume

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 7-0 to approve a Negative Declaration for Planned Development 06-023 and Tract 2796 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 7-0 to approve Planned Development 06-023 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 7-0 to approve Tract 2796 as presented.

Commissioner Johnson stepped down for the following item due to a conflict of interest associated with property owned within 500 feet of the project site.

- 2. FILE #: **TENTATIVE PARCEL MAP PR 06-0124**
APPLICATION: To consider a request to subdivide an existing 7,000 square foot R2, OP zoned lot into two parcels. The existing house would remain and be on Parcel 2, and a new 3,538 square foot parcel would be created (Parcel 1) for the construction of a new house. The Planning Commission will also be

considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Pamela Jardini on behalf of Randal Moos
LOCATION: 419 15th Street

Opened Public Hearing.

Public Testimony: In favor: Pamela Jardini, applicant representative
Dale Gustin

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Johnson refrained), to approve Tentative Parcel Map PR 06-0124 as presented.

Commissioner Johnson resumed his seat on the dais.

3. FILE #: **TIME EXTENSION TENTATIVE PARCEL MAP PR 04-0310**
APPLICATION: To consider a request for a one year time extension of a 12 lot commercial/industrial subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject applications.
APPLICANT: Weyrick
LOCATION: 2501 Oakwood Street (north of Highway 46 East, east of Golden Hill Road, west of Oakwood Street)

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 Withers, and passed 7-0 to approve a one year time extension for Tentative Parcel Map PR 04-0310 as presented.

4. FILE #: **PLANNED DEVELOPMENT 05-008 AND
CONDITIONAL USE PERMIT 06-003**
APPLICATION: To consider a request to construct an approximate
56,000 square foot, three-story office building with
residential units and underground parking. Of the
56,000 square feet, approximately 30,000 square feet
would be office/residential uses and 26,000 square
feet would be covered parking. The Planning
Commission will also be considering the content
and potential application of any conditions of
approval that relate to the subject applications.
APPLICANT: Pults & Associates on behalf of Frank
Arciero, Falling Star Homes, Inc.
LOCATION: 1344 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Tim Woodle, applicant representative
Opposed: Mark Brown
Linda DeBrauer
Kathy Barnett
Gary Boatman
Vicki Silva
Susan Tagas
Norma Moye

Neither in favor nor opposed
but commenting on the project: Dr. Bob Bryant

Action: A motion was made by Commissioner Steinbeck, seconded by
Commissioner Johnson, and passed 7-0, to continue the Open Public Hearing and
refer the project back to staff for preparation of a denial resolution with findings
to be presented at the Planning Commission Meeting of February 27, 2007.

5. FILE #: **PLANNED DEVELOPMENT 06-001**
APPLICATION: To consider a request to add a 2,350 square foot
second-story addition to the existing 1,028 square
foot building for office professional uses. The
Planning Commission will also be considering the
content and potential application of any conditions
of approval that relate to the subject application.
APPLICANT: Andre Lekai
LOCATION: 612 – 12th Street

Opened Public Hearing.

Public Testimony: In favor: Andre Lekai, applicant
Linda DeBrauer
James DeBrauer

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to approve Planned Development 06-001 as presented.

6. FILE #: **PLANNED DEVELOPMENT 05-019**
APPLICATION: To consider a request to construct a new 14,000 square foot, two-story retail/office building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Pankey
LOCATION: 1446 Spring Street

Opened Public Hearing.

Public Testimony: In favor: Kim Hatch, applicant representative
Norma Moye

Opposed: None

Neither in favor nor opposed
but commenting on the project: Elise Hamm
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0, to approve Planned Development 05-019 as amended.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Withers, and passed 7-0, to direct staff to encourage the City Council to pursue angled parking for this project.

7. FILE #: **PLANNED DEVELOPMENT 06-020 AND VESTING TENTATIVE TRACT MAP 2904**
 APPLICATION: To consider a request to construct a 9-unit “live/work” condominium project that is intended to include commercial and residential uses. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Ostrander
 LOCATION: 721 – 731 Pine Street

Opened Public Hearing.

Public Testimony: In favor: Bill Ostrander, applicant
 Tom DeSantos, applicant representative
 Kathy Barnett
 Opposed: Dale Gustin
 Norma Moye

Closed Public Hearing.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Steinbeck, and failed 2-5, (Commissioners Menath, Johnson, Treach, Flynn and Holstine opposed), to approve the Planned Development but deny the shared parking and refer the design back to the DRC.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 7-0 to continue the Open Public Hearing for Planned Development 06-020 and Vesting Tentative Tract Map 2904 to the Planning Commission Meeting of March 13, 2007, in order for the applicant to redesign the building and with the added stipulation that there shall be no parking exceptions.

Chairman Holstine stepped down for the following item due to a conflict of interest involving her representing a property owner whose land is involved in the pipeline project. Chairman Pro-Tem Steinbeck assumed the Chair for this item.

8. FILE #: **MISCELLANEOUS 06-009**
 APPLICATION: To consider a request to construct a 12” underground water line. The new water line is intended to connect to an existing water line that extends from Airport Road. The water line is also proposed to extend to provide water service to the Vina Robles Hospitality Building. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.

APPLICANT:
LOCATION:

Vina Robles, Inc.
Various properties east of Airport Road and north of Highway 46 East; then extending under Highway 46 East and connecting to a water line in Mill Road. Project location map available to view at City Hall.

Opened Public Hearing.

Public Testimony: In favor: Rob Lepore, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Holstine refrained), to approve Miscellaneous 06-009 as presented.

Chairman Holstine resumed her seat on the dais.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. January 16, 2007
 - b. January 22, 2007
 - c. January 29, 2007

Action: A motion was made by Commissioner Menath, seconded by Commissioner Treach, 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: No report given.
 - d. Airport Advisory Committee: Commissioner Treach provided an update on happenings at the Estrella Warbird Museum.
 - e. Measure T Bond Oversight Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

All projects are continuing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. January 23, 2007

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to approve the Minutes of the January 23, 2007 Planning Commission Meeting as presented.

REVIEW OF CITY COUNCIL MEETING

February 6, 2007

Commissioner Menath presented a brief review of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach discussed the upcoming Salinas River Corridor Public Workshop.
- Commissioner Steinbeck asked if there was or needed to be approval for the strobe light at Timmy T's.
- Commissioner Flynn expressed concern with the letter that is being mailed to owners and occupants in the Uptown Specific Plan Area.

STAFF COMMENTS

- The City's Goal Setting session has been continued to Thursday, February 15, 2007.
- The Downtown Parking Action Plan will be presented to Council on March 6, 2007.

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, February 16, 2007 at 7:00 am at Touch of Paso, 1414 Pine Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, February 19, 2007 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, February 26, 2007 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, February 27, 2007, 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.