

**PLANNING COMMISSION
MINUTES**

May 22, 2007

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

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 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

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| 1. | FILE #:
APPLICATION: | TENTATIVE PARCEL MAP PR 07-0065
To consider a request to subdivide an existing 1.5-acre commercial parcel into two lots for commercial development. The |
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Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Tom Dorsey
LOCATION: 3450 Riverside Avenue

Opened Public Hearing.

Public Testimony: In favor: Tom Dorsey, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 7-0 to approve Tentative Parcel Map PR 07-0065 with correction to Condition No. 8 of the resolution, placing the drainage retention basin on Parcel 2.

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

2. FILE #: **CODE AMENDMENT 07-002**
APPLICATION: To recommend that the City Council add the definition of the term Transient Occupancy to the Zoning Ordinance. The definition of Transient Occupancy shall include identifying the time limits for transient occupants as it applies to a range of occupancies including hotels, motels, vacation rentals, timeshares, villas, casitas, cottages, and other types of lodging.
APPLICANT: City initiated
LOCATION: Citywide

Continued Open Public Hearing.

Public Testimony: In favor: None
Opposed: Tom Hardwick
David Hanish
Kathy Bonelli
George Phillips

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of June 12, 2007

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 3. Development Review Committee Minutes (for approval):
 - a. April 30, 2007
 - b. May 7, 2007

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Menath, and passed 7-0 to approve the DRC Minutes listed above as presented.

- 4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commisisoner Holstine announced the upcoming Sunset Mixer.
 - d. Airport Advisory Committee: No meeting
 - e. Measure T Bond Oversight Committee: Commissioner Withers provided an update of the bond sale and priorities for improvements.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all projects are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 5. May 8, 2007

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Menath, and passed 7-0, to approve the Planning Commission Minutes for May 8, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

May 15, 2007

A brief overview was provided by Commissioner Menath.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Flynn stated that the Paso Terrace Subdivision is being sold without landscaping and lighting.
- Commissioner Treach thanked the public for comments on the TOT/Vacation Rental discussion. He also informed the Commission and Staff that he would not be at the Planning Commission Meeting of June 26, 2007.
- Commissioner Steinbeck stated that he would not be at the Planning Commission Meeting of June 12, 2007.

STAFF COMMENTS

Ron Whisenand provided an overview of the Conference for New Urbanism that he recently attended in Philadelphia.

He also thanked the Planning Commission for their attendance at and participation in the Olsen Beechwood Specific Plan EIR Notice of Preparation Meeting.

ADJOURNMENT to the Downtown Parking Workshop of Wednesday May 30, 2007 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, June 4, 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, June 11, 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, June 12, 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.