

**PLANNING COMMISSION
MINUTES**

July 10, 2007

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

ABSENT: Menath

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

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of June 26, 2007.

- 1. FILE #: **CONDITIONAL USE PERMIT 07-009**
 APPLICATION: To consider a request to establish a bed and breakfast inn. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: McCarthy on behalf of Van Horn
 LOCATION: 1521 Vine Street

Continued Open Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Margo Van Horn, applicant
Norma Moye, Main Street

Neither in favor nor opposed due to non-compliance with the City's Parking Regulations: Kathy Barnett
Becky Lewis

Closed Public Hearing.

Action: A motion was made by Commissioner Withers, seconded by Commissioner Flynn, and passed 5-1-1 (Commissioner Holstine opposed, Commissioner Menath absent), to deny Conditional Use Permit 07-009 as proposed due to parking impacts on the neighborhood.

- 2. FILE #: **CONDITIONAL USE PERMIT 06-010**
 APPLICATION: To consider a request to construct an automotive repair center on property that is zoned C3 (Commercial/Light Manufacturing). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: CMR Properties, LLC
 LOCATION: 12th and Paso Robles Streets. (APN 009-051-014)

Opened Public Hearing.

Public Testimony: In favor: Nick Gilman, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Menath absent), to approve Conditional Use Permit 06-010 with a correction to Site Specific Condition No. 13 of the resolution.

Commissioner Steinbeck stepped down for the following item.

3. FILE #: **TENTATIVE PARCEL MAP PR 07-0032**
APPLICATION: To consider a request to subdivide a 9,000 square foot R2 zoned lot into two parcels. The existing house oriented towards 9th Street would remain and be on Parcel 1, and a new 4,050 square foot parcel would be created (Parcel 2), where the existing house oriented toward Olive Street and the shed in the back would be removed to allow 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 application.
APPLICANT: Dan Stewart on behalf of Bill Baier
LOCATION: 402 9th Street.

Opened Public Hearing.

Public Testimony: In favor: Alex Baier, applicant
Opposed: Theresa Clark

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 5-0-1-1 (Commissioner Steinbeck refrained, Commissioner Menath absent), to approve Tentative Parcel Map PR 07-0032 as presented.

Commissioner Steinbeck resumed his seat on the dais.

4. FILE #: **REFILE OF PLANNED DEVELOPMENT 02-015 AND CONDITIONAL USE PERMIT 02-026**
- APPLICATION: To consider a request to refile a project which would include the development and operation of a mini-storage facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Peter A. Paley
- LOCATION: 2161 Theatre Drive (behind Idler's)

Opened Public Hearing.

Public Testimony: In favor: Walter Paley, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Menath absent), to approve a refile of Planned Development 02-015 and Conditional Use Permit 02-026 as presented.

5. FILE #: **PLANNED DEVELOPMENT 06-017 AND TRACT 2890**
- APPLICATION: To consider a request to develop 58 residential condominium units for senior citizens and 5,300 square feet of commercial retail/service space. The application includes requests for a density bonus and removal of a 6 inch, multi-trunk oak tree along the 34th Street frontage of the site. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Paso Robles Spring Street LLC
- LOCATION: 3328 Spring Street (former site of Paso Robles Ford)

Opened Public Hearing.

Public Testimony: In favor: Loren Luker, applicant representative
Larry Werner, applicant representative
Dale Gustin

Opposed: None

Neither in favor nor
opposed but expressing concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Menath absent), to approve a Negative Declaration for Planned Development 06-017 and Tract 2890 as presented.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Menath absent), to approve Planned Development 06-017 and Tract 2890 with changes to project conditions to address screening of back flow prevention devices to the satisfaction of the Community Development Director; street improvements to incorporate Uptown Specific Plan Design elements as feasible; and proper screening of project lighting.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Menath absent), to recommend that the City Council approve removal of a multi-trunk Oak Tree which appears like a large bush and which for this tree the split to multi trunks occurs two inches above grade.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. June 18, 2007
 - b. June 25, 2007

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

- 7. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Treach provided an update of the last meeting where new Parks &

Recreation Members were oriented and future goal setting was discussed.

- b. PAC (Project Area Committee): No report given
- c. Main Street Program: Commissioner Holstine provided an update of upcoming events.
- d. Airport Advisory Committee: No report given
- e. Measure T Bond Oversight Committee: Nothing to report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. June 26, 2007

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Steinbeck, and passed 4-0-2-1 (Commissioners Tretch and Johnson abstained, Commissioner Menath absent), to approve the Planning Commission Minutes of June 26, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

July 3, 2007

Commissioner Withers provided an update of the City Council Meeting of July 3, 2007.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Withers thanked her fellow Commissioners for their support of Midsummer Magic. She also provided a heads up for the upcoming Rolling Hills Road Workshop.
- Commissioner Holstine asked about Highway 46 east traffic.

STAFF COMMENTS

- Ron Whisenand explained Ed Gallagher's reclassification and role in Community Development.
- The Downtown Parking RFP is out
- The Town Centre RFP is to go out this week.

- The Uptown Specific Plan RFP is due back soon.
- There will continue to be a Planning Commission liaison to the Airport Advisory Committee. At this time it is Chuck Treach. In his absence Margaret Holstine will attend.

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 16, 2007 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, July 20, 2007 at 7:00 am at Touch of Paso Restaurant;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 23, 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, July 24, 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.