

**PLANNING COMMISSION  
MINUTES**

**October 23, 2007**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Holstine, Johnson, Peterson, Steinbeck, Treach

**ABSENT:** Withers

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None

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**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.**

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**PUBLIC HEARINGS**

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| 1. FILE #:   | <b>TIME EXTENSION FOR PLANNED DEVELOPMENT 05-002 AND TENTATIVE TRACT 2654</b>  |
| APPLICATION: | To consider an application requesting the approval of a 1-year time extension for Planned Development 05-002 and Tentative Tract 2654 which would subdivide the 9.24 acre property into 24 lots, |

including 20 single family lots, one multi-family property and three open space parcels. The project proposes to construct five detached single family homes, four duplexes, one triplex, one fourplex and a five unit apartment 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:

Cameron Financial  
The corner of South River Road and Serenade Drive, (APN 009-815-007), in the RMF-20 land use designation/R-4 PD zoning district.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Tretch, and passed 6-0-1 (Commissioner Withers absent), to grant a one year time extension for Planned Development 05-002 and Tentative Tract 2654 as presented.

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- 2. FILE #: **PLANNED DEVELOPMENT 06-021 AND TENTATIVE TRACT 2716**
- APPLICATION: To consider a request to construct 154,340 square feet of manufacturing/light industrial uses within a total of 32 separate buildings. Within the 154,340 s.f. there is proposed to be some support commercial and office uses. The buildings with associated parking, access and landscape areas would develop approximately 14 acres of the existing 210 acre Links Golf Course. A subdivision is also being requested so that each building would be located on a separate parcel. In conjunction with the project the applicant will be extending the existing Aero Tech Center Way public road to the north to access the project. This would be the main access point to the project. The existing Links Golf

course will remain in operation with the development of this project. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Kirk Consulting on behalf of Vista del Hombre, LLC – Kelly Gearhart  
LOCATION: 5151 Jardine Road

Opened Public Hearing.

**Public Testimony:** In favor: Jamie Kirk, applicant representative  
Brandon Hinrichs  
Kevin Rock  
Mark Kennedy  
Dan Doornbos  
Kelly Gearhart, applicant  
Norman Wong, traffic engineer

Opposed: Joy Sprague  
John Gallenstein  
Tom Brink  
Arnie Fitton  
Lenard Phillips  
Bob Cornelison  
Randy Morrison  
Edward Cook  
Marla Gillem  
Yolanda Cooper  
Loren Adams  
Holly Thompson

Neither in favor nor opposed but expressing concerns: Dano Oliveira  
Jim McCiaghren  
Terry Dritsas  
Kevin Gillam

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Withers absent), to approve a Negative Declaration for Planned Development 06-021 and Tentative Tract 2716 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Withers absent), to approve Planned Development 06-021 with revisions.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 6-0-1 (Commissioner Withers absent), to approve Tentative Tract 2716 as presented.

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**OTHER SCHEDULED MATTERS** - NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

3. Development Review Committee Minutes (for approval):
  - a. October 1, 2007
  - b. October 8, 2007

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Treach, and passed 6-0-1 (Commissioner Withers absent), 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: Commissioner Holstine provided an update of upcoming activities.
  - d. Airport Advisory Committee: No meeting
  - e. Measure T Bond Oversight Committee: No report

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**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Ron Whisenand reported that all programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

5. October 9, 2007

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Treach, and passed 6-0-1 (Commissioner Withers absent), to approve the Planning Commission Minutes of October 9, 2007 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

October 16, 2007

Commissioner Holstine provided an overview of the City Council Meeting of October 16, 2007.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson expressed concerns about traffic safety on Jardine Road and requested staff send a letter to the Board of Supervisors on behalf of the Planning Commission.
- Commissioner Treach advised the Commissioner that he will not be at the November 13, 2007 Planning Commission Meeting.

## **STAFF COMMENTS**

- There is a joint Planning Commission/City Council meeting tentatively scheduled for November 26, 2007 to discuss the Chandler Ranch Area Specific Plan. More information will follow.
- Ron Whisenand complimented the Chair and Commission for their handling of the Gearhart item on tonight's agenda.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, October 29, 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, November 5, 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, November 13, 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.