

**PLANNING COMMISSION
MINUTES**

November 13, 2007

PLANNING COMMISSIONERS PRESENT: Flynn, Hodgkin (formerly Withers), Holstine, Johnson, Peterson, Steinbeck

ABSENT: Treach

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: At the request of the applicant Item No. 1 is requested to be tabled to date uncertain.

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 proposed to be tabled until date uncertain.

- 1. FILE #: **TENTATIVE TRACT 2956 AND AMENDMENT TO PLANNED DEVELOPMENT 05-016**
- APPLICATION: To consider an application requesting to subdivide an approximate 30 acre site into 6 parcels and in conjunction with the subdivision a request to amend the Planned Development to establish the development standards for future development of the 6 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: John McCarthy on behalf of Dry Creek Partners, LLC
- LOCATION: Southwest corner of Airport and Dry Creek Roads

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Treatch absent), to table Tentative Tract 2956 and Amendment to Planned Development 05-016 to date uncertain.

- 2. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 04-015**
- APPLICATION: To consider a request for a one year time extension for a project to construct two 22,000 square foot industrial buildings. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Nick E. Pokrajac
- LOCATION: 1500 Ramada Drive

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 Hodgkin, and passed 6-0-1 (Commissioner Treatch absent), to approve a Time Extension for Planned Development 04-015 as presented.

3. FILE #: **TIME EXTENSION TENTATIVE TRACT 2611-2**
- APPLICATION: To consider a request for a one-year time extension for Lots 40-45 of the subject Tract. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Centex Homes
- LOCATION: East side of South River Road, south of Serenade Drive and north of Charolais Road.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Treach absent), to approve a Time Extension for Tentative Tract 2611-2 as presented.

4. FILE # **PLANNED DEVELOPMENT 01-025 AND CONDITIONAL USE PERMIT 01-017 (SUBSTANTIAL COMPLIANCE)**
- APPLICATION: To consider a request to make findings of substantial compliance of the proposed Vaquero project with the previously approved Black Ranch project. The Black Ranch project was approved by the Planning Commission on February 10, 2004 consisting of the following program: Development of a resort complex with 200 hotel rooms and 80 casitas on an approximate 386 acre area bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East (also known as the Black Ranch property). The Development application includes an 18-hole golf course as well as an additional 9-hole executive course, wine

information center, outdoor events area, spa facilities, tennis courts, restaurant, café, golf clubhouse, pool, and conference facilities.
APPLICANT: Vaquero/King Ventures
LOCATION: An approximate 386 acre area bounded by Hwy 46 East on the South, Dry Creek Road on the North, and Airport Road on the East (also known as the Black Ranch property) APN: 025-431-044, 045, & 049

Opened Public Hearing.

Public Testimony: In favor: Dave Watson, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Treach absent), to approve a finding of substantial compliance with the previously approved Black Ranch project with any proposed winery use of the property to return for additional review.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. October 15, 2007
 - b. October 22, 2007
 - c. October 29, 2007

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

6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Ron Whisenand provided an update of upcoming meetings for Commissioner Treach.
 - b. PAC (Project Area Committee): Ron Whisenand provided an update of upcoming meetings for Commissioner Treach.
 - c. Main Street Program: Commissioner Holstine provided comments on upcoming Main Street events.
 - d. Airport Advisory Committee: Ron Whisenand provided an update of upcoming meetings for Commissioner Treach.
 - e. Measure T Bond Oversight Committee: Commissioner Hodgkin provided an update.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Ron Whisenand reported that all programs are proceeding on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. October 23, 2007

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Peterson, and passed 6-0-1 (Commissioner Treach absent), to approve the Planning Commission Minutes of October 23, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

November 6, 2007

A brief update was provided by Commissioner Flynn.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Flynn asked if the Planning Commissioner copy of the City Council agenda could be provided in a 3-ring binder in the future.

Commissioner Steinbeck asked staff to find out the rules for 4 or more Planning Commission members attending a meeting and report back.

STAFF COMMENTS

Ron Whisenand reported that the next regularly scheduled Planning Commission Meeting on November 27, 2007, will be a Joint Planning Commission/City Council Meeting to discuss the Chandler Ranch Area Specific Plan.

There was no appeal filed against the Gearhart/Vista del Hombre proposed development.

A General Plan Amendment for the proposed Willhoit project at River Oaks II and College Station (Estrella Associates) is going to the City Council on November 20, 2007, for acceptance review.

ADJOURNMENT to the Joint Planning Commission/City Council Breakfast Meeting of Friday, November 16, 2007 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 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, November 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, November 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.