

**PLANNING COMMISSION
MINUTES**

July 22, 2008

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

ABSENT: None

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, Items No. 1 and 2 are requested to be continued to the Planning Commission Meeting of August 12, 2008.

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 continued from the Planning Commission Meeting of Tuesday, July 8, 2008; and is proposed to be further continued to the Planning Commission Meeting of Tuesday, August 12, 2008.

- 1. FILE #: **TENTATIVE TRACT 2980 & PUBLIC RIGHT-OF-WAY ABANDONMENT**
APPLICATION: To consider a request to subdivide the property into 11 commercial parcels and abandon an existing public Right-of-Way that extends from Golden Hill Road onto the project 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: Regency Centers
LOCATION: north of Highway 46 East and Golden Hill Road

Continued Open Public Hearing.

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

Action: A motion was made by Commissioner Hodgkin, seconded by Commissioner Holstine and passed 7-0 to continue Tentative Tract 2980 and the public right-of-way abandonment for the subject project as presented.

The following item is continued from the Planning Commission Meeting of Tuesday, July 8, 2008; and is proposed to be further continued to the Planning Commission Meeting of Tuesday, August 12, 2008.

- 2. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 06-025**
APPLICATION: To consider a request to modify the Conditions of Approval previously approved for a regional shopping center which includes a 169,112 s.f. home improvement and garden center and several other retail buildings with a combined building square footage of approximately 105,000 s.f., plus three restaurant pads. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Regency Centers
LOCATION: north of Highway 46 East and Golden Hill Road

Continued Open Public Hearing.

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

Action: A motion was made by Commissioner Hodgkin, seconded by Commissioner Treach and passed 7-0 to continue an Amendment for Planned Development 06-025 as presented.

OTHER SCHEDULED MATTERS

- 3. FILE #: **MISCELLANEOUS 08-001**
- APPLICATION: To consider a request for a mural
- APPLICANT: Matthew Riley on behalf of Spring Street, LLC
- LOCATION: North facing wall of 1215 Spring Street

Public Comment: In favor: Matthew Riley, applicant
 Linda Clark, artist
 Nick Gilman, Main Street Design Committee
 Vince Vanderlip
 Norma Vanderlip, Main Street

Opposed: None

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 6-1 (Commissioner Hodgkin opposed), to approve the proposed mural subject to the following conditions:

- Logos will be limited to wineries
- Logo sizes are limited to 8.5” x 11”
- Main Street is to provide a maintenance agreement
- Mural is to run with the land and future building owners

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. June 30, 2008

Action: A motion was made by Commissioner Treach, seconded by Commissioner Hodgkin, and passed 7-0 to approve the DRC Minutes of June 30, 2008 as provided.

- 5. 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 and invited Main Street Manager, Norma Moye to the mic to present upcoming events.
 - d. Airport Advisory Committee: Commissioner Treach reported that a meeting is to be held Thursday, July 24, 2008. He also reminded of the upcoming airshow.
 - e. Measure T Bond Oversight Committee: No meeting

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

All programs are continuing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 6. July 8, 2008

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and approved 6-0-1 (Commissioner Hodgkin abstained), to approve the Planning Commission Minutes of July 8, 2008 with the correction that in Items 3 and 4 Commissioner Hodgkin was absent, not Commissioner Holstine.

REVIEW OF CITY COUNCIL MEETING

- 7. July 15, 2008

Commissioner Peterson provided a brief overview of the meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach commented about dog feces around the park and on sidewalks; he also noted that the Highlands Shopping Center is playing music.
- Commissioner Hodgkin noted that there are approximately 20-25 water leaks in the Midland Pacific Landscape and Lighting district.
- Commissioner Steinbeck inquired where skateboarders can ride.
- Commissioner Peterson addressed the issue of a mobile carwash.

STAFF COMMENTS

Ron Whisenand provided a status report on the parallel route study.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at http://www.prcity.com/government/planning_commission/agendas.asp.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 28, 2008 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, August 4, 2008 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, August 11, 2008 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, August 12, 2008, 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.