

**PLANNING COMMISSION  
MINUTES**

**August 12, 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:** 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**

*The following item is continued from the Planning Commission Meeting of Tuesday, July 22, 2008.*

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|----|--------------|--|
| 1. | FILE #:      | <b>TENTATIVE TRACT 2980 &amp; PUBLIC RIGHT-OF-WAY ABANDONMENT</b>  |
|    | 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 |

APPLICANT: Regency Centers  
LOCATION: north of Highway 46 East and Golden Hill Road

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.

Continued Open Public Hearing.

**Public Testimony:** In favor: Paul Loubet, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Hodgkin, and passed 7-0, to approve Tentative Tract 2980 as presented; and recommend that the City Council approve the public right-of-way abandonment as proposed.

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*The following item is continued from the Planning Commission Meeting of Tuesday, July 22, 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:** In favor: Paul Anderson, applicant's legal representative Dale Gustin  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 7-0, to approve the Amendment to Planned Development 06-025 with revision to “bullet point” No. 5 of Condition No. 39 and with the addition of a condition requiring signage for truck route directions.

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3. FILE #: **TIME EXTENSION FOR TRACT 2805 AND PLANNED DEVELOPMENT 06-006**
- APPLICATION: To consider a request for a one year time extension which includes a subdivision of an approximate 9.32-acre site into 13 single-family residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: North Coast Engineering, Inc., on behalf of Brian O’Kelly
- LOCATION: 2670 North River 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 Peterson, seconded by Commissioner Flynn, and passed 7-0, to approve a one-year time extension for Tentative Tract 2805 as presented.

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4. FILE #: **AMENDMENT TO PLANNED DEVELOPMENT 03-016**
- APPLICATION: To consider a request to construct a 30-room addition to the existing 71 room La Quinta 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: Pults & Associates on behalf of Arciero and Sons, Inc.
- LOCATION: On the northeast corner of Highway 46 East and Buena Vista Drive (2615 Buena Vista Drive).

Opened Public Hearing.

**Public Testimony:** In favor: Shanna Reese, applicant representative  
Dale Gustin  
  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Treach, and passed 7-0, to approve an amendment to Planned Development 03-016 as presented.

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### **OTHER SCHEDULED MATTERS**

5. FILE #: **SITE PLAN 08-011**  
APPLICATION: To consider a request for approval of one (1) tandem parking space in conjunction with the construction of a new single family (2<sup>nd</sup>) unit on an existing R-2 lot.  
APPLICANT: Darren Nash  
LOCATION: 435 Vine Street

**Public Testimony:** Applicant Darren Nash presented the situation. Dale Gustin stated that he is normally opposed to tandem parking but the circumstances may warrant it and it won't create traffic problems in this case.

**Action:** A motion was made by Commissioner Hodgkin, seconded by Commissioner Treach, and passed 7-0, to approve the request as presented but with the fencing being subject to review by the Community Development Director.

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### **WRITTEN CORRESPONDENCE** -- NONE

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### **COMMITTEE REPORTS**

6. Development Review Committee Minutes (for approval):  
a. July 14, 2008  
b. July 21, 2008  
c. July 28, 2008

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

7. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Treach discussed new committee appointments and recommended City Park improvements to be considered as part of the Town Centre planning process.
  - b. PAC (Project Area Committee): No meeting.
  - c. Main Street Program: Commissioner Holstine provided an update of Main Street events.
  - d. Airport Advisory Committee: Commissioner Peterson mentioned the upcoming air show.
  - e. Measure T Bond Oversight Committee: No meeting.

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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**

8. July 22, 2008

**Action:** A motion was made by Commissioner Treach, seconded by Commissioner Flynn, and passed 7-0, to approve the Planning Commission minutes of July 22, 2008 as presented.

**REVIEW OF CITY COUNCIL MEETING**

9. August 5, 2008

Commissioner Steinbeck provided a brief report of the meeting.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Steinbeck is supportive of the new Paso branding and its positive audience appeal.
- Commissioner Johnson asked about downtown entertainment restrictions for other than Downtown Brew.
- Commissioner Treach mentioned the Rotary sponsored winemaker cook-off as a great event.
- Commissioner Flynn was complimentary of the new courthouse and new positive development. "Paso is looking good".

## **STAFF COMMENTS**

- The Administrative Draft of the Town Centre/Uptown Specific Plan has arrived. Staff will be reviewing it and the EIR process will be starting soon.
- The Gateway Plan has been approved.
- Happy 60<sup>th</sup> birthday to Ed Steinbeck!

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](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 Joint Planning Commission/City Council Breakfast Meeting of Friday, August 15, 2008 at 7:00 am at Touch of Paso;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, August 18, 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 25, 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 26, 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.