

**PLANNING COMMISSION
MINUTES**

September 9, 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

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

1. **FILE #:** **TENTATIVE PARCEL MAP PR 07-0301**
APPLICATION: To consider a request to subdivide an existing 11.25-acre lot into two 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
LOCATION: West end of Dry Creek Road, west of Airport Road.
(APN: 025-435-015)

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative, in favor of the project but opposed to the requirement to improve Dry Creek Road.
Bob Fonarow

Opposed: None

Neither in favor nor opposed but expressing concerns: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Treach, seconded by Commissioner Holstine, and passed 7-0, to continue Tentative Parcel Map PR 07-0301 to date uncertain to clarify the extent of the subdivision boundaries.

Commissioner Steinbeck stepped down for the following item due to a potential conflict of interest.

2. FILE #: **PLANNED DEVELOPMENT 08-005**
APPLICATION: To consider a request to construct a three-story, 18,522 square foot building that will be used as an art studio. The proposed project would utilize the existing building façade and perimeter walls as a basis for the new construction. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Anne Laddon on behalf of Studios on the Park, Inc.
LOCATION: 1130 Pine Street

Opened Public Hearing.

Public Testimony: In favor: Anne Laddon, applicant
Larry Gabriel, applicant architect
Dale Gustin
John McCarthy
Norma Moye, Main Street
Matt Masia

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Hodgkin, and passed 6-0-1 (Commissioner Steinbeck refrained), to approve a Mitigated Negative Declaration for Planned Development 08-005 as presented.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Hodgkin, and passed 6-0-1 (Commissioner Steinbeck refrained), to approve Planned Development 08-005 as presented.

Commissioner Steinbeck resumed his seat on the dais.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

3. Development Review Committee Minutes (for approval):
 - a. August 18, 2008
 - b. August 25, 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.

4. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Treach reported on meeting results including Parks & Recreation Advisory Committee goals and Creek Day activities.
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine provided an update of upcoming activities.

- d. Airport Advisory Committee: Commissioner Peterson announced the upcoming Air Show this weekend.
- e. Measure T Bond Oversight Committee: Nothing to report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

All programs are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

5. August 26, 2007

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Treach, and passed 6-0-1 (Commissioner Flynn abstained), to approve the Planning Commission Minutes of August 26, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

6. September 2, 2008

Commissioner Hodgkin provided an overview of the meeting of September 2, 2008.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Treach commented that dust suppression mitigation needs to be looked at, at the Airport Business Park.
- Commissioner Flynn commented on the condition of the sound system in Council Chambers and stated that “elmo” needs to be improved. He also suggested that the landscape standards need to be re-done to address drought tolerant landscaping.
- Commissioner Peterson stated that Item No. 1 on tonight’s agenda was confusing. He also stated that dust control for the Airport Business Park is working; and he would like to know the City’s in-lieu fee fund balance collected for downtown parking.
- Commissioner Steinbeck asked about the status of the Chandler Ranch Area Specific Plan and the Olsen-Beechwood Specific Plan.

STAFF COMMENTS

Status of September 23 Planning Commission meeting.

Ron Whisenand asked the Commission if they would favor an early start time of 7:00 pm for the Planning Commission meeting of December 9, 2008. This would be the first in a series of workshops/training sessions to update our Historic Inventory. This workshop will focus on the use of historic surveys as well as education on contents of a proposed City Historic Preservation Ordinance. The Commission agreed to start the meeting at 7:00 pm in order to allow 2-3 hours of training.

ADJOURNMENT to the Development Review Committee Meeting of Monday, September 15, 2008 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, September 19, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 22, 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, September 23, 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.