

**PLANNING COMMISSION
MINUTES**

July 8, 2008

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

ABSENT: Hodgkin

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Items No. 1 and 2 were proposed to be opened and continued at the request of the applicant.

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 opened and continued to the Planning Commission Meeting of Tuesday, July 22, 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

Opened Public Hearing.

Public Testimony: No public testimony given.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Hodgkin absent) to continue Tentative Tract 2980 and Public Right-of-Way Abandonment to the Planning Commission Meeting of July 22, 2008 as requested by the applicant.

The following item is proposed to be opened and continued to 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

Opened Public Hearing.

Public Testimony: No public testimony given.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Hodgkin absent) to continue Amendment to Planned Development 06-025 to the Planning Commission Meeting of July 22, 2008 as requested by the applicant.

3. FILE #: **TIME EXTENSION TENTATIVE TRACT 2848 AND PLANNED DEVELOPMENT 06-004**
- APPLICATION: To consider a request for a one year time extension for a subdivision of a mixed-use development including retail and office space, and six residential condominiums. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Dan Lloyd, on behalf of Park Place Partners, LLC
- LOCATION: 820 & 830 Park Street

Opened Public Hearing.

Public Testimony: No public testimony given.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Holstine absent), to approve a one-year time extension for Tentative Tract 2848 and Planned Development 06-004 as presented.

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

4. FILE #: **PLANNED DEVELOPMENT 07-015**
- APPLICATION: To consider a request to construct a three story, 87,000 square foot, 90-unit hotel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Mary Quan on behalf of Paso Robles Oak Tree Inn, LLC
- LOCATION: 3002 Riverside Drive

Opened Public Hearing.

Public Testimony: In favor: Thomas Mendenhall, applicant representative
Dale Gustin

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Peterson, and passed 5-0-1-1 (Commissioner Steinbeck refrained, Commissioner Holstine absent), to approve Planned Development 07-015 with corrections to Items 3 and 4 of the Site Specific Conditions and with the addition of Site Specific Condition No. 12 regarding separate highway oriented signage being prohibited as suitable signage will be included on the building that will be visible from the highway.

Commissioner Steinbeck resumed his seat on the dais.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 5. Development Review Committee Minutes (for approval):
 - a. June 16, 2008
 - b. June 23, 2008

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

- 6. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Meeting cancelled
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: Commissioner Holstine provided an update.
 - d. Airport Advisory Committee: No meeting
 - e. Measure T Bond Oversight Committee: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Director Whisenand reported that all projects are progressing on schedule.

PLANNING COMMISSION MINUTES FOR APPROVAL

7. June 24, 2007

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Holstine, and passed 4-0-2-1 (Commissioners Flynn and Johnson abstained, Commissioner Hodgkin absent) to approve the above Planning Commission Minutes for June 24, 2007 as presented.

REVIEW OF CITY COUNCIL MEETING

8. July 1, 2008

Commissioner Flynn provided a report of the City Council Meeting.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson asked about the status of Downtown Brew.
- Commissioner Peterson discussed the trip to Poland and asked about the status of the Gateway Design Standards.
- Commissioner Steinbeck asked about the status of the Chandler Ranch Area Specific Plan and the Olsen Beechwood Specific Plan.

STAFF COMMENTS

None

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 14, 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, July 18, 2008 at 7:00 am at Touch of Paso;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 21, 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, July 22, 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.