

**PLANNING COMMISSION  
MINUTES**

**February 22, 2005**

**PLANNING COMMISSIONERS PRESENT:** Flynn, Hamon, Holstine, Johnson, Mattke, Menath, Steinbeck

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** No changes to agenda.

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Item No. 32 was proposed to be further continued to the Planning Commission Meeting of March 22, 2005.

**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 a Continued Open Public Hearing from the Planning Commission Meeting of January 8, 2005.*

- 1. FILE #: **PLANNED DEVELOPMENT 01-030**  
 APPLICATION: To consider an application to construct two 50,000 square foot light manufacturing/warehouse buildings with associated parking lots and landscaping. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
 APPLICANT: Nunno LLC  
 LOCATION: 3500 Dry Creek Road

Continued Open Public Hearing.

**Public Testimony:** In favor: Mike Nunno, applicant  
 Opposed: None

Neither in favor nor opposed but posing questions: Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Mattke, and passed 7-0 to approve Mitigated Negative Declaration for Planned Development 01-030 as presented.

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Mattke, and passed 4-3 (Commissioners Holstine, Johnson, and Menath opposed), to approve Planned Development 01-030 with amendments adding traffic language and deleting items c and e from page 1-56 of the staff report (Planned Development 01-030 Resolution, under Air Pollution Control District Conditions, Site Design Measures, items c and e.)

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***The following item is proposed to be Opened and Continued to the Planning Commission Meeting of March 22, 2005.***

2. FILE #: **PLANNED DEVELOPMENT 04-021**  
APPLICATION: To consider a request to construct 18 multi-family residences. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Byron Davis  
LOCATION: Just north of Park Street on 34<sup>th</sup> Street

Opened Public Hearing.

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 7-0, to continue the Open Public Hearing for Planned Development 04-021 to the Planning Commission meeting of March 22, 2005.

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3. FILE #: **PLANNED DEVELOPMENT 99028  
AMENDMENT**  
APPLICATION: To consider a request to construct a 2,600 square foot addition to the existing facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Paso Robles Youth Arts Foundation  
LOCATION: 3201 Spring Street

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 7-0, to approve an Amendment to Planned Development 99028 as presented.

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4. FILE #: **CONDITIONAL USE PERMIT 04-004  
AMENDMENT**  
APPLICATION: To consider a request to construct a second multi-family unit on the 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: Mike Dzida  
LOCATION: 1121 – 18<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** In favor: Mike Dzida, applicant

Opposed: None

Neither in favor nor  
opposed but making comments: Kathy Barnett

**Action:** A motion was made by Commissioner Flynn, seconded by Commissioner Mattke, and passed 6-1 (Commissioner Hamon opposed), to deny an Amendment to Conditional Use Permit 04-004.

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5. FILE #: **CONDITIONAL USE PERMIT 02-028  
REVOCATION**  
APPLICATION: To consider revoking a permit to convert a single family residence to a day care center with a maximum attendance of 15 students on site in the R1 B4 (Single-Family Residential, One acre minimum lot size) Zoning area, submitted by Wendy Rasmussen and property owned by David Weyrich.  
APPLICANT: City initiated  
LOCATION: 1561 Union 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 Hamon, seconded by Commissioner Flynn, and passed 7-0, to revoke Conditional Use Permit 02-028 as presented.

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**OTHER SCHEDULED MATTERS**

- 6. FILE #: **SITE PLAN 05-005**
- APPLICATION: To consider
- APPLICANT: Robert Gilson
- LOCATION: 1305-1307 Park Street

Public Comment received from:

Mike Peachy, applicant representative  
 Nick Gilman, Main Street representative, stating need to reinforce the Downtown Guidelines  
 Kathy Barnett, likes the building  
 Tom Hardwick, agrees with the need to meet the Downtown Guidelines

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Hamon, and passed 7-0, to request that the applicant go back to the Development Review Committee with other alternatives that comply with the Downtown Guidelines utilizing a zero setback.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 7. Development Review Committee Minutes (for approval):
  - a. January 31, 2005
  - b. February 7, 2005

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

8. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No report given
  - c. Main Street Program: Commissioner Holstine reported that the Main Street Mixer will be held on February 24, 2005.
  - d. Airport Advisory Committee: No report given.

### **CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Bob Lata announced/reminded the Planning Commission of the Annual CDBG Action Plan on Thursday, March 3, 2005.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

9. February 8, 2005

**Action:** A motion was made by Commissioner Hamon, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Johnson and Mattke abstained), to approve the Planning Commission Minutes of February 8, 2005 as presented.

### **REVIEW OF CITY COUNCIL MEETING**

A brief overview of the City Council Meeting of February 15, 2005 was presented by Commissioner Flynn.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Menath had questions with regard to CFDs.
- Commissioner Johnson asked if Dry Creek Road widening/resurfacing could be made a priority, given all of the development and possible future development in that area. On a 7-0 vote it was determined that staff should draft a letter stating the Commission's concerns.
- Commissioner Holstine asked about the schedule for Commercial/Industrial Design Guidelines.
- Commissioner Menath asked if there is an upcoming Open House for the PSHHC Senior Housing Project.
- Commissioner Hamon asked if there is support for a stipend for Planning Commissioner (there was not).

- Councilman Nemeth commented on the status and history of the Commercial/Industrial Design Guidelines and the need to stick to the Downtown Design Guidelines.

### **STAFF COMMENTS**

The Commissioners were reminded to advise Lonnie Dolan by February 28, 2005 if they are not going to attend the Planner's Institute on April 12-15, 2005 in Pasadena. The Planning Commission members will be registered for the conference on March 1, 2005 unless Lonnie hears otherwise. Any costs incurred due to cancellation will become the responsibility of the Planning Commission member.

Bob Lata discussed the need for the Planning Commissioners to provide receipts for reimbursement of costs this year.

A motion was made by Commissioner Johnson, seconded by Commissioner Flynn, and passed 7-0 to adjourn the Planning Commission Meeting as follows:

**ADJOURNMENT** at 9:00 pm to the Development Review Committee Meeting of Monday, February 28, 2005 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, March 7, 2005 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, March 8, 2005 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.