

**PLANNING COMMISSION
MINUTES**

February 14, 2006

PLANNING COMMISSIONERS PRESENT: Flynn, Hamon, Holstine, Menath, Steinbeck, Withers

PLANNING COMMISSIONERS ABSENT: Mattke

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

The following item was continued from the Planning Commission Meeting of January 10, 2006.

- 1. **FILE #:** **MISCELLANEOUS 05-008**
 APPLICATION: To consider adoption of a Negative Declaration in accordance with the provisions of the California

Environmental Quality Act (CEQA) for the Salinas River Trail Project.
APPLICANT: City initiated
LOCATION: The segment between Larry Moore Park and The Albertsons Shopping Center.

Continued Open Public Hearing.

Public Testimony: Neither in favor nor opposed but commenting: Paula O'Farrell with "Parks for Pups", wants to go on record that she will be formally protesting at the March 2006 Parks & Recreation Meeting that the City doesn't provide for dogs in its public parks.

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to adopt a Mitigated Negative Declaration for the Salinas River Trail Plan Design as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), recommend the City Council approve the Salinas River Trail Plan Design as presented.

The following item was continued from the Planning Commission Meeting of January 24, 2006.

2. FILE #: **TENTATIVE TRACT 2790**
APPLICATION: To consider a request to create a 6 lot single family residential subdivision. 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 Bruce White
LOCATION: 1026 Merry Hill Drive

Continued Open Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Bruce White, applicant

Opposed: None

Neither in favor nor opposed but expressing concerns: Corliss Graham

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to approve a Negative Declaration for Tentative Tract 2790 as amended.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Tract 2790 as amended.

The following item was continued from the Planning Commission Meeting of January 24, 2006.

3. **FILE #:** **TENTATIVE PARCEL MAP PR 05-0321**
 APPLICATION: To consider a request to subdivide an R-2 zoned parcel into two 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: Wilson Land Surveys on behalf of Mulholland Construction
 LOCATION: 1330 Olive Street

Continued Open Public Hearing.

Public Testimony: Neither in favor nor
 opposed but expressing concerns: Tom Hardwick

Closed Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Parcel Map PR 05-0321 as amended.

4. **FILE #:** **PLANNED DEVELOPMENT 97001 AMENDMENT**
 APPLICATION: To consider a request to expand the existing warehouse and to construct a new 1,500 square foot storage building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Firestone Walker Brewery
 LOCATION: 1400 Ramada Drive

Opened Public Hearing.

Public Testimony: In favor: Eric Amber, architect representative
 Matthew Brunnelson

 Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Menath, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve an amendment to Planned Development 97001 as presented.

5. FILE #: **TENTATIVE PARCEL MAP PR 05-0318**
APPLICATION: To consider a request to subdivide an R2 zoned parcel into two 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: John McCarthy on behalf of Casey Ferreria
LOCATION: 540 Oak Street

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative
Opposed: None

Neither in favor nor opposed but expressing concerns: Susan Masch
Lisa Borgeous
Jack Borgeous

Closed Public Hearing.

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Holstine, and passed 6-0-1 (Commissioner Mattke absent), to approve Tentative Parcel Map PR 05-0318 as amended.

Commissioner Menath stepped down for the following item.

6. FILE #: **SITE PLAN 05-030**
APPLICATION: To consider a request for an exception to the parking standards in relation to the conversion of an existing house to an office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Doug Moore
LOCATION: 1109 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Ken Nagahara, applicant representative
Opposed: Dr. Jack Sloan

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Holstine, and passed 4-1-1-1 (Commissioner Withers, opposed, Commissioner Mattke absent, Commissioner Menath abstained), to approve Site Plan 05-030 as presented.

Commissioner Menath resumed his seat on the dais.

- 7. FILE #: **TIME EXTENSION FOR TRACT 2504, CONDITIONAL USE PERMIT 02-025 AND PLANNED DEVELOPMENT 02-014.**
- APPLICATION: To consider a request for a one-year time extension for the Bastide Village Project. 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 on behalf of Buena Vista Place, LLC
- LOCATION: Northeast corner of Buena Vista Road and Experimental Station 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 Flynn, seconded by Commissioner Menath, and passed 6-0-1 (Commissioner Mattke absent), to approve a Time Extension for Tract 2504, Conditional Use Permit 02-025 and Planned Development 02-014 as presented.

- 8. FILE #: **PLANNED DEVELOPMENT 94007 AMENDMENT**
- APPLICATION: To consider a request to construct a new 5,900 square foot office building and an 8,025 square foot aircraft hangar. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: David Main on behalf of John Graves
- LOCATION: 4301 Second Wind Way

Opened Public Hearing.

Public Testimony: In favor: David Main, applicant representative
Opposed: Mike Weber

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Mattke absent), to approve an amendment to Planned Development 94007 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. January 23, 2006
 - b. January 30, 2006

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

- 10. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: No meeting
 - b. PAC (Project Area Committee): No meeting
 - c. Main Street Program: No report given
 - d. Airport Advisory Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

No report given.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 11. January 24, 2006

Action: A motion was made by Commissioner Holstine, seconded by Commissioner Withers, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner Mattke absent), to approve the Planning Commission Minutes of January 24, 2006 as presented.

REVIEW OF CITY COUNCIL MEETING

- 12. February 7, 2006

Commissioner Holstine gave a brief overview of the City Council Meeting of February 7, 2006.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Steinbeck stated that the location of the podium for public comment is not very accessible and suggested that perhaps it should be moved to the center or there should be a podium on each side of the room. He also commented that the Planning Commission should not “weigh in” with opinions during questions before the public comment period is closed.
- Commissioner Flynn asked whether the City would revisit the policy of infill lot splits – would the City go smaller (1750 square feet); should there be a minimum lot size.
- All of the Commissioners present confirmed that they would like to have a Joint Workshop with the City Council.
- Commissioner Holstine asked about the grading ordinance.
- Commissioner Menath reminded the Commissioners of the Chandler Ranch Field Trip on Saturday, February 25, 2006 at 9 am; carpooling from the City Hall Parking Lot.
- Commissioner Hamon stated that the quantity of information that was disbursed at the Chandler Ranch Area Specific Plan meetings has been difficult to digest in terms of determining the level of impact to the community and how to offset those impacts.
- Commissioner Steinbeck commented that that’s where Development Agreements and specific phasing requirements will be important.

STAFF COMMENTS

Darren Nash added an adjournment to Tuesday, February 21, 2006. See below.

ADJOURNMENT at 10:18 pm to the joint Planning Commission/City Council Breakfast Meeting of Friday, February 17, 2006 at 7:00 am at Joe’s Place;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, February 21, 2006 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Chandler Ranch Area Specific Plan Field Trip of Saturday, February 25, 2006 at 9:00 am from the parking lot of City Hall, located at 1000 Spring Street, Paso Robles, CA 93446.

subsequent adjournment to the Development Review Committee Meeting of Monday, February 27, 2006 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, February 28, 2006 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.