

PLANNING COMMISSION

MINUTES

June 13, 2000

PLANNING COMMISSIONERS PRESENT: Finigan, Johnson, McCarthy,
Nemeth, Steinbeck, Tascona, Warnke

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: An item is being added to the agenda under Other Scheduled
Matters regarding tandem parking.

PUBLIC COMMENTS: Pearl Munak announced that there will be a barbecue benefiting
homeless at Plymouth Congregational Church on June 24th.

Marie Payne thanked staff for making extra copies of the
Planning Commission Agenda available at the Library. She also
asked if the City has a web page. (Staff responded that the City
does not, but that it is anticipated that a web page may be
proposed in the next budget - Fiscal Year 2001-2002.)

Marie Payne also had a question regarding street improvements.
(This question was addressed later in the meeting.)

Mike Menath made comments about Oak tree transplants. He
would like to see the City hire a full time arborist or contract with
someone from a list of qualified arborists.

Dale Gustin expressed kudos to the Planning Commission.

PUBLIC HEARINGS

**The following item is a continued Open Public Hearing from the Planning
Commission Meeting of May 23, 2000.**

- 1. FILE #: **TENTATIVE TRACT 2296 -and- PLANNED
DEVELOPMENT 00-007**
- APPLICATION: To subdivide an approximate four acre site into 11
lots for 11 dwelling units. The Planning
Commission will also be considering the content
and potential application of any conditions of
approval that relate to the subject application.
- APPLICANT: EMK and Associates on behalf of Earl Jacobs
- LOCATION: Northwest corner of Mesa Road and Prospect
Avenue.

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Tascona and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of June 27, 2000.

Commissioner Warnke stepped down for the following item.

2. FILE #: **AMENDMENT TO CONDITIONAL USE PERMIT 86014**
APPLICATION: To add a third modular classroom to the Trinity Lutheran School site where there is an existing master development plan for permanent site facilities. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Trinity Lutheran School
LOCATION: 940 Creston Road

Opened Public Hearing.

Public Testimony: In favor: David Marshall
Dan Spiva
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck and passed 6-0-1 (Commissioner Warnke abstained), to approve an Amendment to Conditional Use Permit 86014 as presented.

Commissioner Warnke resumed her seat on the dais.

3. FILE #: **TENTATIVE TRACT 2376 -AND- PLANNED DEVELOPMENT 00-004**
APPLICATION: To subdivide and develop approximately 34 acres into 140 single and multiple family residential lots within the Borkey Specific Plan Area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Estrella Associates/Dick Willhoit
LOCATION: The project comprises proposed development of neighborhoods 7, 8, and 9 of Sub-Area B of the Borkey Specific Plan and is located west of Buena Vista Drive, north of River Oaks Drive, and

adjacent to the Kermit King Elementary School site.

Opened Public Hearing.

Public Testimony: In favor: Dick Willhoit
Opposed: None

Neither in favor nor
opposed but expressing concerns: Dale Gustin
Mike Menath
Marie Payne

Closed Public Hearing.

Discussion ensued among the Planning Commission, who expressed concerns as follows:

- The parking situation is a challenge. May not work in the long-term. There should be a driveway apron for each dwelling unit.
- There are concerns with the design – noise, setback and parking issues
- Lack of parking on the street creates undue pressure.
- Commissioner Warnke made a parking survey at Creston Courtyard; the survey shows the parking situation would be worse with more dwelling units.
- Commissioner Nemeth surveyed the residents at Creston Courtyard who voiced the following problems:
 - ✓ The composition of the residents did not fit the applicant's profile
 - ✓ Windows look into each others units
 - ✓ Lack of tot lots
 - ✓ Setbacks are insufficient - air conditioning units are too close
 - ✓ Having the ability to park on the street is an absolute must
 - ✓ Problems with UPS delivery – not enough room for delivery trucks
- A number of Commissioners noted that private roads are a concern.
- There was a consensus on the findings for denial as contained in the draft resolutions for denial.

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Steinbeck, and passed 7-0 to deny Tentative Tract 2376, based on the findings contained in the draft resolution.

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Steinbeck, and passed 7-0 to deny Planned Development 00-004, based on the findings contained in the draft resolution.

- 4. **FILE #:** **REZONE 00-002**
- APPLICATION:** To rezone a 14 acre property to add Planned Development (PD) overlay zoning. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Cannon Associates on behalf of Kelly Gearhart
- LOCATION:** In the vicinity of the southwest corner of Golden Hill Road and Union Road.

Opened Public Hearing.

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Tascona, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of June 27, 2000.

OTHER SCHEDULED MATTERS

Tandem Parking was discussed with regards to a project located at 1430 Pine Street. In order to meet parking standards for two dwelling units the applicant is requesting the Planning Commission to allow tandem parking for two of the four spaces. Comments were received from members of the public; Mike Menath being opposed to the concept and Dale Gustin saying that he feels it sets a bad precedent.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0 to allow the use of tandem parking for two of the four spaces at this property.

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 5. Development Review Committee:
 - a. May 15, 2000

- b. May 22, 2000
- c. May 30, 2000

Approval of the above DRC Minutes was re-scheduled to the Planning Commission Meeting of June 27, 2000.

6. Other Committee Reports:
 - a. Airport Advisory Committee: No report given.
 - b. Parks & Recreation Advisory Committee: No report given.
 - c. PAC (Project Area Committee): An update was provided by Community Development Director, Bob Lata.
 - d. Main Street Program: A report was provided by Commissioner Finigan.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A summary status report was given by Bob Lata.

PLANNING COMMISSION MINUTES

7. May 23, 2000

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck and passed 7-0 to approve the Planning Commission Minutes of May 23, 2000 as submitted.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of June 6, 2000 was provided by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Finigan asked about the status of the electrical poles that are in the roadway on Golden Hill Road where it has been widened. He also asked for an update of the Emergency Services Study that is currently underway.
- Commissioner Warnke stated that she will be unavailable for DRC Meetings for the next few weeks.
- Commissioner Steinbeck asked if there would be a Planning Commission Breakfast Meeting on June 16, 2000.
- Commissioner Johnson stated that he will not be present at the next Planning Commission Meeting on June 27, 2000.
- Commissioner Nemeth suggested that staff draft a letter to the City Council regarding the need for independent professional input from an arborist to review landscaping plans/installation. The Commission continued the discussion.

- Commissioner Finigan also asked if a list of approved arborists could be prepared from which the development community could choose.

STAFF COMMENTS

None

ADJOURNMENT at 10:02 pm to the Joint Planning Commission/City Council Breakfast Meeting of June 16, 2000 at 7:00 am at Joe's Place, 608 - 12th Street, Paso Robles, CA;

subsequent adjournment to the Development Review Committee Meeting of Monday, June 19, 2000 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, June 19, 2000 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, June 20, 2000 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.