

PLANNING COMMISSION

MINUTES

July 25, 2000

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

PLANNING COMMISSIONERS ABSENT: None

STAFF BRIEFING: None

PUBLIC COMMENTS: Dale Gustin expressed kudos to the Planning Commission.

PUBLIC HEARINGS

Commissioner Steinbeck stepped down for the following item (and left the meeting at approximately 8:00 pm.)

- 1. **FILE #:** **TENTATIVE TRACT 2374 and PLANNED DEVELOPMENT 00-005**
- APPLICATION:** To subdivide approximately 23 acres into 55 residential lots and to construct a single family residence on each lot. The Planning Commission also considered the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** JM Wilson Development/River View Estates
- LOCATION:** On the west side of South River Road at the Navajo Avenue intersection. The site is east of and adjacent to the Salinas River and is directly north of the Woodland Plaza shopping center.

Opened Public Hearing.

Public Testimony: In favor: Larry Werner
Dale Gustin

Opposed: None

Neither in favor nor opposed
but expressing concerns: Joe Morris
Marie Payne
Shanna Dominguez
Shawn Gillam

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-1 (Commissioner Steinbeck absent), to approve the Negative Declaration for Tentative Tract 2374 and Planned Development 00-005 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-1 (Commissioner Steinbeck absent), to approve Tentative Tract 2374 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Finigan, and passed 6-1 (Commissioner Steinbeck absent), to approve Planned Development 00-005 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Finigan and passed 6-1 (Commissioner Steinbeck absent), to recommend to the City Council/Traffic Safety Committee that a 4-way stop sign be installed at the intersection of South River Road, Navajo, and the entrance to Tract 2374 to address the needs of pedestrians crossing South River Road.

- 2. **FILE #:** **CONDITIONAL USE PERMIT 00-007**
- APPLICATION:** To build and operate a 3,100 square foot social service facility for Loaves and Fishes. The Planning Commission also considered the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Weyrich Development
- LOCATION:** On the east side of Spring Street, mid-block between 26th and 28th Streets (2650 Spring Street).

Opened Public Hearing.

Public Testimony: In favor: Dale Gustin

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 6-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 00-007 as amended to call for a Joint Use Parking Agreement and specified design details.

The following item is a continued Open Public Hearing from the Meeting of July 11, 2000.

3. FILE #: **AMENDMENT TO CONDITIONAL USE PERMIT 99001**
APPLICATION: To expand the number of and types of on-site events occurring in conjunction with the Hot Spring Spa facility. The Planning Commission also considered the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Paso Robles Hot Springs and Spa/Steve Gregory
LOCATION: 3725 Buena Vista Drive

Opened Public Hearing.

Public Testimony: In favor: Steve Gregory
Opposed: None

Neither in favor nor opposed
But expressing concerns: Marie Payne

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Tascona, and passed 6-1 (Commissioner Steinbeck absent), to approve the amendment to Conditional Permit 99001 as amended.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of July 11, 2000.

4. FILE #: **CODE AMENDMENT 00-002**
APPLICATION: To modify sections of the Zoning Code (signs) to address the potential temporary use of yard signs in residential districts.
APPLICANT: City of Paso Robles
LOCATION: Citywide

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Finigan, and passed 6-1 (Commissioner Steinbeck absent), to concur with the City Council that no modification to the Zoning Code is necessary with regard to the temporary use of yard signs in residential districts.

OTHER SCHEDULED MATTERS - NONE

WRITTEN CORRESPONDENCE - NONE

COMMITTEE REPORTS

- 5. Development Review Committee:
 - b. June 26, 2000
 - c. July 17, 2000

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 6-1 (Commissioner Steinbeck absent), to approve the DRC Minutes as presented.

- 6. Other Committee Reports:
 - a. Airport Advisory Committee: No report given.
 - b. Parks & Recreation Advisory Committee: No report given.
 - c. PAC (Project Area Committee): No report given.
 - d. Main Street Program: An update of recent and upcoming Main Street events was given by Commissioner Finigan.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Community Development Director Bob Lata reported on the current status of CDBG funded projects.

PLANNING COMMISSION MINUTES

- 7. July 11, 2000

Action: A motion was made by Commissioner Finigan, seconded by Commissioner Johnson, and passed 5-1-1 (Commissioner Warnke abstained, Commissioner Steinbeck absent), to approve the Planning Commission Minutes of July 11, 2000 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Johnson provided a brief summary of the City Council Meeting of July 18, 2000.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson stated that he has concerns with Borkey Area Specific Plan Area 9.
- Commissioner Nemeth asked staff to draft a letter to the City Council asking that projects be referred back to the Planning Commission if the City Council view of the project is different than the Planning Commission action.

STAFF COMMENTS

Staff gave a review of the DRC Meeting of July 24, 2000 with regard to the Theatre Project.

ADJOURNMENT at 10:35 pm to the Development Review Committee Meeting of Monday, July 31, 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, August 7, 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, August 8, 2000 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.