

PLANNING COMMISSION
MINUTES

January 8, 2002

PLANNING COMMISSIONERS PRESENT: Calloway, Johnson, McCarthy,
Nicklas, Steinbeck, Tascona, Warnke.

PLANNING COMMISSIONERS ABSENT: None

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:
Agenda Item No. 2.

PRESENTATIONS: None

PUBLIC HEARINGS

1. **FILE #:** **TENTATIVE TRACT 2430 AND PLANNED DEVELOPMENT 01-016**
APPLICATION: Proposal to subdivide approximately 4.81 acres into 9 single family residential lots and one open space parcel. 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 Engineering on behalf of Ritter Construction
LOCATION: North of Union Road, south of Bella Vista Court and West of Arciero Way, within the Union/46 Specific Plan Area.

Opened Public Hearing.

Public Testimony: No public testimony given either in favor or opposed, however, questions were posed by: Dale Gustin
Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Tascona, and passed 7-0 to approve Tentative Tract 2430 and Planned Development 01-016 as presented.

2. FILE #: **PLANNED DEVELOPMENT 01-029**
APPLICATION: Proposal to develop a mini-storage facility of approximately 43,270 square feet. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Franziska Bea
LOCATION: 2338 Prospect Road

Opened Public Hearing.

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

Action: A motion was made by Commissioner Nicklas, seconded by Commissioner Calloway, and passed 7-0, to continue the Open Public Hearing to the Planning Commission Meeting of January 22, 2002.

3. FILE #: **TIME EXTENSION FOR TENTATIVE PARCEL MAP 98-163**
APPLICATION: To consider extending approval for a 3 lot residential subdivision on a 1 acre property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Robert and Joan Peterson
LOCATION: 733 Rolling Hills Road

Opened Public Hearing.

Public Testimony: In favor: Bud Franklin, neighboring property owner
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Tascona, and passed 7-0, to approve Time Extension for Tentative Parcel Map 98-163 as presented.

4. FILE #: **TIME EXTENSION FOR TENTATIVE TRACT 2254**

APPLICATION: To consider extending approval for an 85 lot residential subdivision on a 25.3 acre property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Tom Erskine

LOCATION: The corner of Creston Road and Charolais Road

Opened Public Hearing.

Public Testimony: No public testimony given either in favor or opposed however, concerns regarding the Charolais/Creston Road intersection were raised by Ted Beatty.

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0 to approve Time Extension for Tentative Tract 2254 as presented.

The following item is a continued Open Public Hearing from the Planning Commission Meeting of December 11, 2001.

5. FILE #: **CODE AMENDMENT 01-001**
APPLICATION: To consider a Municipal Code Amendment to revise the Oak Tree Preservation Ordinance.
APPLICANT: City initiated
LOCATION: Citywide

Continued Open Public Hearing.

Public Testimony: In favor: Larry Werner
Dale Gustin

Opposed: None

Neither in favor nor
opposed but expressing questions
or making comments: Mike Menath
Jack Braseal

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of January 22, 2002, and to schedule a Workshop on this subject for Tuesday, January 29, 2002 at 7:30 pm.

6. FILE #: **AMENDMENT TO TENTATIVE TRACT 2281**

APPLICATION: To consider a request to remove the requirement for the under grounding of existing overhead utility lines. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Guthrie & Franko
LOCATION: Corner of Golden Hill Road and Creston Road (Shadow Canyon)

Opened Public Hearing.

Public Testimony: In favor: Jim Guthrie
Larry Werner

Opposed: Dale Gustin
Robert Christensen
Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0, to approve Negative Declaration for Amendment to Tentative Tract 2281 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0 to approve Amendment to Tentative Tract 2281 as revised to require 4 out of 5 poles to be undergrounded. (The 5th pole is along the Creston Road frontage and would be undergrounded in the future along with other poles along Creston Road.)

OTHER SCHEDULED MATTERS

7. FILE #: **BIKEWAY MASTER PLAN UPDATE**
Presentation by Marty Inouye, of Omni-Means.

Public Comments: Steve Sylvester
Larry Werner
Steve Gregory

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0, to recommend to the City Council that the

Bikeway Master Plan be approved with a revision that the South Vine Street Bike Path be upgraded to a Class II bike path.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 8. Development Review Committee Minutes (for approval):
 - a. November 13, 2001
 - b. November 19, 2001
 - c. November 26, 2001
 - d. December 3, 2001
 - e. December 10, 2001
 - f. December 17, 2001

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

- 9. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Warnke reported that the Committee is working on the update to the Parks and Recreation Element to the General Plan.
 - b. PAC (Project Area Committee): Housing Programs Manager Ed Gallagher reported on the First Time Home Buyer Program Administrative Funds and the Housing Allocation process.
 - c. Main Street Program: No report given.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Housing Programs Manager Ed Gallagher provided a summary regarding new decorative street lights in the downtown; Carnegie Library Plans; Alley Improvements; and the Food Bank.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 10. December 6, 2001
- 11. December 11, 2001

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 4-3 (Commissioners Nicklas and Tascona absent, and Commissioner Steinbeck abstaining) to approve the Planning Commission Minutes of December 6, 2001 as presented.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Nicklas, and passed 7-0 to approve the Planning Commission Minutes of December 11, 2001 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner McCarthy provided a brief report of the City Council Meeting of January 3, 2002.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Calloway noted that the DRC Meeting of January 21 has been scheduled for January 22 due to the Martin Luther King Jr. holiday.
- Commissioner Tascona expressed kudos to fellow Planning Commissioners and staff during his term as a Commissioner.
- Commissioner Steinbeck stated that he was appalled by the State numbers relative to housing, and that housing policy should be local rather than dictated by the State.
- Commissioner Nicklas expressed kudos and goodbye to fellow Planning Commissioners and staff. He also stated that he agrees with Commissioner Steinbeck regarding the amount of housing being called for by the State.
- Commissioners McCarthy and Warnke expressed best wishes to Commissioners Tascona and Nicklas in their future endeavors.

STAFF COMMENTS

City Engineer Ken Hutchings reported on traffic study scope of work for the McDonald's project; the Planning Commission members agreed with the refined scope.

Community Development Director Bob Lata reminded the Commissioners of the Installation Dinner on Sunday, January 13, 2002 and asked the commissioners which of them need business cards.

ADJOURNMENT at 10:22 pm to the Planning Commissioner Installation Dinner of Sunday, January 13, 2002 at 6:30 pm at Busi's on the Park, 1122 Pine Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, January 14, 2002 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, January 18, 2002 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Tuesday, January 22, 2002 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, January 22, 2002 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.