

PLANNING COMMISSION  
MINUTES

February 12, 2002

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Johnson,  
Kemper, McCarthy, Steinbeck, Warnke.

**PLANNING COMMISSIONERS ABSENT:** Calloway

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

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:**

AT THE REQUEST OF THE APPLICANT, ITEM NO. 3 (CLAYTON) IS PROPOSED TO BE TABLED. ITEMS NO. 5 AND 6 ARE PROPOSED TO BE CONTINUED TO THE MEETING OF FEBRUARY 26, 2002.

**PRESENTATIONS:** NONE SCHEDULED

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**PUBLIC HEARINGS**

**Commissioner McCarthy stepped down for the following item.**

1. **FILE #:** **TENTATIVE PARCEL MAP PR 01-360**  
**APPLICATION:** Proposal to subdivide a 12.43 acre lot into two lots of 6.95 and 5.48 acres respectively. 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 & Associates on behalf of John Bertoni  
**LOCATION:** 75 West 21<sup>st</sup> Street.

Opened Public Hearing.

**Public Testimony:** In favor: Toby Osgood  
John Bertoni  
Anthony Quatrcho

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Calloway absent, Commissioner McCarthy abstained), to amend the conditions of approval for Tentative Parcel Map PR 01-360 to allow an agreement to underground the utilities on Parcel 1 and to agree to participate in an assessment district for 21<sup>st</sup> Street undergrounding.

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**Commissioner McCarthy resumed his seat on the dais.**

- 2. **FILE #:** **CONDITIONAL USE PERMIT 01-005**  
**APPLICATION:** To consider a proposal to construct a 3,500 square foot dental office building and associated parking on a 14,410 square foot lot located in an R-2 (residential multiple-family) zone with OP (Office Professional) 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:** Steven Pults on behalf of Dr. Bruce Whitcher  
**LOCATION:** 1428 Oak Street

Opened Public Hearing.

- Public Testimony:** In favor: Debra Will, Pults & Associates  
Dr. Whitcher  
Opposed: Michael Kane

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 6-0-1 (Commissioner Calloway absent), to approve Conditional Use Permit 01-023 as presented.

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**Commissioner McCarthy stepped down for the following item.**

- 3. **FILE #:** **CONDITIONAL USE PERMIT 01-009 AND PLANNED DEVELOPMENT 01-004**  
**APPLICATION:** To consider a proposal to develop a 36,590 square foot portion of a larger 6.99 acre site into a trailer sales and service business. 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 & Associates on behalf of Frank Clayton.

LOCATION: Northeast corner of Highway 46 east and Old Paso Robles Boulevard.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Calloway absent, Commissioner McCarthy abstained), to table Conditional Use Permit 01-009 and Planned Development 01-004 as requested by the applicant.

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**Commissioner McCarthy resumed his seat on the dais.**

- 4. FILE #: **STREET NAME CHANGE 02-001**
- APPLICATION: To consider a proposal to change the name of Wild Mustard Lane (only within Tract 2281-5, Shadow Canyon) to Oak Ridge Way. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: City initiated
- LOCATION: Tract 2281-5 (Shadow Canyon)

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve Street Name Change 02-001 as presented.

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- 5. FILE #: **PLANNED DEVELOPMENT 99014 AMENDMENT**
- APPLICATION: To consider a proposal to construct a structure for the communication antennas/equipment for the Public Safety Center. The Planning Commission

will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: City-initiated  
LOCATION: 900 Park Street

Opened Public Hearing.

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

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to send Planned Development 99014 Amendment back to the DRC and continue the public hearing to the Planning Commission Meeting of February 26, 2002.

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**The following item is continued from the Adjourned Planning Commission Meeting/Workshop of January 29, 2002.**

6. FILE #: **OAK TREE PRESERVATION ORDINANCE**  
APPLICATION: To consider a Municipal Code Amendment, filed by the City of Paso Robles, which would revise Chapter 10.01 of the Municipal Code – Oak Tree Preservation.  
APPLICANT: City-initiated  
LOCATION: Citywide

Continued Open Public Hearing.

**Public Testimony:** No public testimony given, in favor or opposed, however, Matt Masia expressed concern regarding large AG/POS (Agriculture/Parks and Open Space) zoned parcels which may have oaks of various health, stating there needs to be a process for dealing with oak tree removal.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Calloway absent), to continue the Oak Tree Preservation Ordinance to the Planning Commission meeting of February 26, 2002.

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7. FILE #: **DETERMINATION THAT PROPOSED PROPERTY PURCHASE WOULD NOT CONFLICT WITH THE CITY’S GENERAL PLAN**  
APPLICATION: To consider whether or not proposed purchase of a property would conflict with the City’s General

Plan. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: City-initiated  
LOCATION: The northerly end of Vendels Circle

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent) that the subject proposed property purchase would not conflict with the City's General Plan.

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**OTHER SCHEDULED MATTERS -- NONE**

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 8. Development Review Committee Minutes (for approval):
  - a. January 14, 2002
  - b. January 22, 2002
  - c. January 28, 2002

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

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

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

A status report was provided by Community Development Director Bob Lata.

## PLANNING COMMISSION MINUTES FOR APPROVAL

10. January 22, 2002
11. January 29, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Calloway absent), to approve the Planning Commission Minutes from January 22 and January 29, 2002 as presented.

## REVIEW OF CITY COUNCIL MEETING

Commissioner Ferravanti provided a brief summary of the City Council Meeting of February 5, 2002.

## PLANNING COMMISSIONERS' COMMENTS

None

## STAFF COMMENTS

Staff advised the Planning Commission that the traffic analysis for McDonald's was proposed to be completed by a traffic engineer who is already doing two other studies in the area, and that the scope would be consistent with Planning Commission direction. The Planning Commission agreed with this proposal.

**ADJOURNMENT** to the Joint Planning Commission/City Council Breakfast Meeting of February 15, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, February 19, 2002 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, February 25, 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, February 26, 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.