

PLANNING COMMISSION

MINUTES

March 12, 2002

PLANNING COMMISSIONERS PRESENT: Ferravanti, Johnson, Kemper, McCarthy, Steinbeck, Warnke

PLANNING COMMISSIONERS ABSENT: Calloway

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Ron Yans expressed concerns regarding parking in driveways for a property located off of Walnut Drive. He indicated that he would be seeking assistance from legal counsel to contact the owner of the driveway.

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of February 26, 2002.

1. **FILE #:** **GENERAL PLAN AMENDMENT 01-005 AND SPECIFIC PLAN AMENDMENT 01-002**
APPLICATION: Proposal to amend the Borkey Area Specific Plan with modification to design standards for Buena Vista Drive and Clubhouse Drive and adding provisions for the inclusion of an industrial street. This amendment will affect Subareas B, C, and E within the 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: City initiated in conjunction with Estrella Associates
LOCATION: Borkey Specific Plan Area.

Continued Open Public Hearing.

Public Testimony: No public testimony given either in favor or opposed but Dale Gustin expressed concerns regarding relaxing standards, especially along Buena Vista Drive.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve General Plan Amendment 01-005 as presented.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve Specific Plan Amendment 01-002 as presented.

2.	FILE #: APPLICATION:	TENTATIVE PARCEL MAP PR 01-355 To consider a proposal to subdivide an approximately 12 acre lot into one parcel and one remainder 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:	North Coast Engineering on behalf of Margaret Pemberton
	LOCATION:	North end of Kleck Road

Opened Public Hearing.

Public Testimony: In favor: Steve Sylvester, on behalf of the property owner.
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Calloway absent), to approve Tentative Parcel Map PR 01-355 with an amendment to a condition to tie utility under-grounding to the subdivision or development of the “not a part” parcel to the north.

Commissioner Ferravanti stepped down for the following item.

3. FILE #: **PLANNED DEVELOPMENT 01-026**
APPLICATION: To consider a proposal to construct nine apartment units in three buildings on a vacant 37,270 square foot lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jordan
LOCATION: 709 Creston Road

Opened Public Hearing.

Public Testimony: In favor: Ken Nagahara, applicant representative
Randall Jordan

Opposed: Mrs. Przybyla
Brad Day

Neither in favor nor
opposed but expressing concerns: Dale Gustin

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper and died for lack of a second.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 3-2-1-1 (Commissioners McCarthy and Johnson opposed, Commissioner Ferravanti abstained, Commissioner Calloway absent), to approve Planned Development 01-026 as presented, with a requirement for a feasibility study for joint use of detention areas for supplemental off-street parking.

Commissioner Ferravanti resumed his seat on the dais.

4. FILE #: **TENTATIVE PARCEL MAP PR 01-102**
APPLICATION: To consider a proposal to create three lots from a single 1.6 acre 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: Tim Roberts on behalf of Andrew Charnley
LOCATION: Northwest corner of Villa Lane and 21st Street

Opened Public Hearing.

Public Testimony: In favor: Tim Roberts

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 5-1-1 (Commissioner Ferravanti opposed, Commissioner Calloway absent), to approve Tentative Parcel Map PR 01-102 as presented. (The applicant would be required to construct streets to City standards but could request City Council approval of grade and radius modifications.

- 5. **FILE #:** **TENTATIVE PARCEL MAP PR 01-421**
- APPLICATION:** To consider a request to subdivide an approximately 33,893 net square foot parcel into two parcels of approximately 22,715 and 11,179 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:** Wilson Land Surveys on behalf of David Landon, Colonial Motel.
- LOCATION:** 3440 Spring Street

Opened Public Hearing.

Public Testimony: No public testimony given, either in favor or opposed, however, Michael Kane expressed concerns that the proposed use of the property may have an adverse affect on the area.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commssioner McCarthy, and passed 6-0-1 (Commissioner Calloway absent), to approve Tentative Parcel Map PR 01-421 as presented.

Commissioner Ferravanti stepped down for the following item.

- 6. **FILE #:** **TENTATIVE PARCEL MAP PR 01-479**
- APPLICATION:** To consider a request to subdivide an approximately 7,000 square foot parcel into two parcels of approximately 3,500 square feet each. 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 Don LaVallee
- LOCATION:** 2022 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative

Opposed: Mike Menath

Neither in favor or opposed
but expressing concerns: Susan Harvey
Dale Gustin
Michael Kane
Cliff Height

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 5-0-1-1 (Commissioner Ferravanti abstained, Commissioner Calloway absent), to approve Tentative Parcel Map PR 01-479 as presented.

Commissioner Ferravanti resumed his seat on the dais.

The following item is a continued open public hearing from the Planning Commission Meeting of February 26, 2002.

- 7. 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.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to continue the Open Public Hearing for the Oak Tree Preservation Ordinance to the Planning Commission Meeting of March 26, 2002.

OTHER SCHEDULED MATTERS

- 8. FILE: **STREET NAMES FOR TRACT 2369**

APPLICATION: For the Planning Commission to consider a list of Street Names to name new streets in the Montebello Tract.
APPLICANT: Frank Arciero
LOCATION: South of Highway 46 east; west of Golden Hill Road

Public Comments: Steve Sylvester commented that developers should be allowed to use whatever street names they wished with no restrictions as to tract or development.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and failed on a 2-4-1 (Commissioners McCarthy, Steinbeck, Warnke, and Kemper opposed, Commissioner Calloway absent), to reject the proposed street names for Tract 2369 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy and passed 4-2-1 (Commissioners Ferravanti and Johnson opposed, Commissioner Calloway absent), to approve the proposed street names for Tract 2369 as presented.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 9. Development Review Committee Minutes (for approval):
 - a. February 19, 2002
 - b. February 25, 2002

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

- 10. 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 written status report was distributed to the Planning Commissioners.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. February 26, 2002

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper and passed 5-0-1-1 (Commissioner Warnke abstained, Commissioner Calloway absent), to approve the Planning Commission Minutes of February 26, 2002 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of March 5, 2002 was presented by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Kemper stated that she would like to see a review of the Multi-Family Code for possible code amendment regarding parking and alley access. This item will be added to the March 26, 2002 agenda.
- Commissioner Johnson asked what information will be available at the Planning Festival to be held on April 13, 2002.
- Commissioner Ferravanti inquired about property taxes as they relate to the annexation of property into the City.
- A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 5-1-1 (Commissioner Steinbeck opposed, Commissioner Calloway absent) to recommend that the City Council

STAFF COMMENTS

ADJOURNMENT at 11:17 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, March 15, 2002 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 18, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the League of California Cities Planner's Institute of Tuesday, March 19, through Friday March 22, 2002, at Monterey, California;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 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, March 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.