

PLANNING COMMISSION  
MINUTES  
May 14, 2002

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

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** Lydia Francis stated that she is seeking for riding, walking, cycling trails to be a part of the General Plan update. Dorothy Jennings from the trails association stated that she has the same interest in have trails planned for future development in the General Plan update.

**STAFF BRIEFING:** None

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

**PRESENTATIONS:** None Scheduled.

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**PUBLIC HEARINGS**

- FILE #:** **CHANDLER RANCH AREA SPECIFIC PLAN  
PUBLIC WORKSHOP AND ENVIRONMENTAL SCOPING MEETING**

**APPLICATION:** To allow an opportunity for the City and its specific plan consultants to receive public comments, input and recommendations as to appropriate land use alternatives, environmental constraints or other information related to preparation of the Chandler Ranch Area Specific Plan and Environmental Impact Report.

**APPLICANT:** City initiated

**LOCATION:** Generally located south of Highway 46 east, east of Golden Hill Road, north of Linne Road, and west of the current City Limit line.

A verbal presentation was made by the consultants for the Project. Members of the public who expressed concerns and had questions were:

Jim Irving  
Mac Glime  
Mike Menath  
Susan Harvey  
David Hanish  
Larry Werner  
Michael Kane

No action was scheduled to be taken or was taken.

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2.      **FILE #:**                    **CONDITIONAL USE PERMIT 02-008**  
          **APPLICATION:**        To establish a service commercial use consisting of  
                                      automobile repair and parts installation in an  
                                      existing tenant space in the C-3 zone. The  
                                      Planning Commission will also be considering the  
                                      content and potential application of any conditions  
                                      of approval that relate to the subject application.  
          **APPLICANT:**         Rick Sharp  
          **LOCATION:**            716 C Paso Robles Street

Opened Public Hearing.

**Public Testimony:** In favor: Rick Sharp, applicant  
                          Opposed: None

Closed Public Hearing.

**Action:**            A motion was made by Commissioner Johnson, seconded by  
Commissioner Calloway, and passed 7-0 to approve Conditional Use Permit 02-008 as  
presented.

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**The following item is a continued Open Public Hearing from the Planning  
Commission Meeting of April 23, 2002.**

3.      **FILE #:**                    **TENTATIVE TRACT 2422 AND PLANNED  
                                      DEVELOPMENT 01-015**  
          **APPLICATION:**        A request to subdivide approximately 23 acres into  
                                      25 single family lots, one (1) multiple family lot  
                                      and one (1) open space lot and to construct single  
                                      family residences and an 80 unit apartment  
                                      complex on the resulting parcels. The project  
                                      plans include the proposed dedication of  
                                      approximately 10 acres of Open Space contiguous

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

APPLICANT:  
LOCATION:

Mike Harrod (River Crest Estates)  
On the west side of South River Road at the Navajo Avenue intersection; east of and adjacent to the Salinas River and directly north of the Woodland Plaza I Shopping Center.

Continued Open Public Hearing.

**Public Testimony:** In favor: Larry Werner, applicant representative  
Michael Kane

Opposed: None

Neither in favor not opposed but expressing concerns and asking questions:

Jim Irving  
Judith Baron  
Georgeann Talls  
Robert Roll  
John Symonds

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 7-0 to approve a mitigated Negative Declaration for Tentative Tract 2422 and Planned Development 01-015 as presented.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Johnson opposed), to approve Tentative Tract 2422 as presented.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Johnson opposed), to approve Planned Development 01-015 as presented.

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4. FILE #: **CODE AMENDMENT 02-002 -- 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

Opened Public Hearing.

**Public Testimony:** The following member of the public provided comments for Planning Commission consideration:

Tom Rusch  
Susan Harvey  
Mike Menath  
Scott Kane

Closed Public Hearing.

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Calloway, and passed 7-0 to proceed with formulating a recommendation to the City Council as outlined in Option “a” of the staff report.

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**OTHER SCHEDULED MATTERS**

5. FILE #: **PROPERTY ACQUISITION CONSISTENT WITH THE GENERAL PLAN**  
APPLICATION: 13<sup>th</sup> Street Bridge Project  
APPLICANT: City Initiated – Danner Property  
LOCATION: 149 Creston Road

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Calloway, and passed 7-0 to report to the City Council that acquisition of the subject property would not be in conflict with the City’s General Plan.

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6. FILE #: **MISCELLANEOUS 02-001**  
APPLICATION: To consider proposed revisions to the City’s Master Street Tree List.  
APPLICANT: City-initiated  
LOCATION: Citywide

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 7-0 to approve the revised Master Street Tree List and forward a recommendation to City Council for adoption.

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**WRITTEN CORRESPONDENCE -- NONE**

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**COMMITTEE REPORTS**

- 7. Development Review Committee Minutes (for approval):
  - a. April 15, 2002
  - b. April 22, 2002
  - c. April 29, 2002

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 7-0 to approve the DRC Minutes listed above with a correction to the Minutes of April 22, 2002, that Commissioner McCarthy was present at that meeting.

- 8. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee): No report given
  - c. Main Street Program: Commissioner Calloway provided a summary of upcoming Main Street Programs and Councilman Finigan provided further input.

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

Community Development Director Bob Lata reported that all CDBG and Housing Programs are proceeding on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

- 9.
  - a. April 23, 2002
  - b. April 30, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner McCarthy, and passed 5-0-2 (Commissioners Warnke and Steinbeck abstained) to approve the Planning Commission Minutes listed above, as presented.

**REVIEW OF CITY COUNCIL MEETING**

Commissioner Steinbeck provided a brief review of the City Council Meeting of May 7, 2002.

## PLANNING COMMISSIONERS' COMMENTS

- Commissioner Ferravanti noted that near 34<sup>th</sup> and Spring Streets a tree is blocking the street light.
- Commissioner Kemper asked staff to provide a Redevelopment Status Report.
- Commissioner McCarthy asked for a detailed outline of the consultant presentation regarding the Chandler Ranch Area Specific Plan.

## STAFF COMMENTS

Community Development Director Bob Lata advised the Planning Commission that General Plan Public Workshops are tentatively being scheduled for the following dates:

Thursday, June 6, 20, and 27, 2002; August 8 and 15, 2002; at 7:00 pm

Tuesday, August 27, 2002 during the regularly scheduled Planning Commission Meeting;

Tuesday, October 15, 2002 during the regularly scheduled City Council Meeting.

Further information will be forthcoming.

**ADJOURNMENT** at 11:12 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, May 17, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, May 20, 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, May 28, 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.