

PLANNING COMMISSION  
MINUTES

June 11, 2002

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

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** Member of the public, Dale Gustin reminded the Commission and meeting attendees of the Americana Festival to be held in downtown Paso Robles on July 5<sup>th</sup> and 6<sup>th</sup>, 2002.

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Item No. 1 is proposed to be opened and continued to the Planning Commission Meeting of June 25, 2002

**PRESENTATIONS:** None Scheduled.

\*\*\*\*\*

**PUBLIC HEARINGS**

1. **FILE #:** **TENTATIVE TRACT 2472 AND AMENDMENT TO PLANNED DEVELOPMENT 99019**  
**APPLICATION:** A request to subdivide an approximately three (3) acre parcel into 23 single family lots and one (1) common open space lot for development of 23 townhouse units. 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 Joel Komen  
**LOCATION:** 815 – 825 Creston Road

Opened Public Hearing.

**Public Testimony:** Henry Kramer voiced his concern over the loss of his view and stated that he would like to see lower profile building on the subject property.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to continue the open public hearing to the Planning Commission Meeting of June 25, 2002.

\*\*\*\*\*

2. FILE #: **CONDITIONAL USE PERMIT 99009-2 AMENDMENT**

APPLICATION: A proposal to expand the scope of allowable activities within the facility to allow church use on Sundays. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Mike Osborne on behalf of Golden Hills Community Church

LOCATION: 3201 Spring Street

Opened Public Hearing.

**Public Testimony:** In favor: Mike Osborne, Pastor/Applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 7-0 to approve Amendment to Conditional Use Permit 99009-2 as presented.

\*\*\*\*\*

3. FILE #: **PLANNED DEVELOPMENT 97009, PHASE 2**

APPLICATION: A proposal to establish the architectural/landscaping details for Tract 2254, an 85 lot single family residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Bermant Development Company

LOCATION: Northwest corner of Creston Road and Beechwood Drive.

Opened Public Hearing.

**Public Testimony:** In favor: Bruce Buckingham, applicant representative

Opposed: None

Neither in favor nor opposed but  
expressing concerns:

Dale Gustin  
Ted Beatty  
Paula Swank

Closed Public Hearing.

**Action:** A motion was made by Commissioner Calloway, seconded by  
Commissioner Ferravanti, and passed 7-0 to approve Planned Development 97009, Phase  
2 as amended by memo submitted at the meeting.

\*\*\*\*\*

- 4. **FILE #:** **CODE AMENDMENT 02-005**
- APPLICATION:** A proposal to modify the Zoning Code to define  
allowable accessory uses for social halls, clubs and  
lodges. 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:** Citywide

Opened Public Hearing.

**Public Testimony:** No public testimony given, either in favor or opposed, however,  
Dale Gustin asked questions regarding the code amendment.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by  
Commissioner Ferravanti, and passed 7-0 to approve Code Amendment 02-005 as  
presented.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS** -- None

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- None

\*\*\*\*\*

## **COMMITTEE REPORTS**

5. Development Review Committee Minutes (for approval):
  - a. May 20, 2002
  - b. May 28, 2002

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

6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Warnke provided a brief report.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: Commissioner Calloway provided information about the Americana Festival.

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

A status report was provided by Bob Lata.

## **PLANNING COMMISSION MINUTES FOR APPROVAL**

7. May 28, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 7-0 to approve the Minutes of Planning Commission Meeting of May 28, 2002 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

A brief review of the City Council Meeting of June 4, 2002 was provided by Bob Lata.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti asked for staff to provide information on inclusionary zoning – not a surcharge but a requirement to provide affordable housing.
- Commissioner Warnke asked about the status of a signage violation at the Jiffy Mart on 15<sup>th</sup> and Spring Streets.
- Commissioner McCarthy noted that although he does not favor it, he would like more information on inclusionary zoning. Commissioner McCarthy also stated his appreciation of the field trip to the Black Ranch at the Monday DRC Meeting.

- Commissioner Calloway asked if a traffic survey was being done at Highways 46 west and 101.
- Commissioner Steinbeck noted there was a loud band at Aardvark Music.

### **STAFF COMMENTS**

Kudos were given to Joe Chouinard for a job well done over the past six months for stepping in as the Acting City Engineer.

**ADJOURNMENT** at 8:30 pm to the Development Review Committee Meeting of Monday, June 17, 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 June 21, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, June 24, 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, June 25, 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.