

PLANNING COMMISSION

MINUTES

July 9, 2002

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Johnson, Kemper, McCarthy, Steinbeck, 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:** Items No. 2 and 7 are proposed to be continued to the Planning Commission Meeting of August 13, 2002.

**PRESENTATIONS:** None Scheduled.

\*\*\*\*\*

**PUBLIC HEARINGS**

1. **FILE #:** **PLANNED DEVELOPMENT 02-001**  
**APPLICATION:** A request to develop a 29 unit apartment complex for occupancy by lower income seniors (aged 62 and over). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** People's Self-Help Housing Corp.  
**LOCATION:** Oak Hill Road at Nicklas

Opened Public Hearing.

**Public Testimony:** In favor: Jeanette Duncan, applicant  
Ms. Luger, architect  
Dale Gustin

Opposed: None

In favor but posing questions: Kathy Barnett  
Mike Menath

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Negative Declaration for Planned Development 02-001 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Planned Development 02-001 as presented.

**Follow-up related Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 6-1 (Commissioner Calloway opposed) to request the Council and other agencies to strongly support CDBG, SLOCOG or other funding allocations to construct a bikeway in the designated location through the project site. Commissioner Calloway asked that the record reflect that his opposition is because he believes the applicant should be required to construct the bikeway through the project site.

\*\*\*\*\*

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

- 2. FILE #: **TENTATIVE TRACT 2469 AND PLANNED DEVELOPMENT 00-018 AMENDMENT**
- APPLICATION: A request to subdivide an approximately 1.75 acre parcel into 8 single family lots and one common open space lot for development of 8 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: EMK & Associates on behalf of Republic Properties
- LOCATION: 344 – 24<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** Gene Fuess expressed concerns with traffic impacts on 24<sup>th</sup> Street, stating he would like to see a requirement for left turn pockets. Michael Kane stated that he agreed with Mr. Fuess' opinion.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner McCarthy abstained) to continue the Open Public Hearing to the Planning Commission Meeting of July 23, 2002.

\*\*\*\*\*

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

3. FILE #: **CONDITIONAL USE PERMIT 02-013**  
APPLICATION: A request to allow outdoor storage of materials and equipment. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Rental Depot  
LOCATION: 1005 Riverside Avenue

Opened Public Hearing.

**Public Testimony:** In favor: Brian Beckham, applicant representative

Opposed: None

Neither in favor or  
opposed but posing questions: Dale Gustin

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 7-0 to approve Conditional Use Permit 02-013 as proposed, except that the applicant should return to DRC for approval of the slat color to be installed in the existing chain link fence around the outdoor storage area.

\*\*\*\*\*

4. FILE #: **WAIVER 02-004**  
APPLICATION: A proposal to waive approximately 25 feet of public improvements on Greenwood Street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dan & Karen Jones  
LOCATION: 1402 Greenwood Street

Opened Public Hearing.

**Public Testimony:** In favor: Dr. Dan Jones, applicant  
Dale Gustin

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to approve Waiver 02-004 as presented.

\*\*\*\*\*

5. FILE #: **WAIVER 02-003**  
APPLICATION: A request to waive approximately 180 feet of public improvements on Fresno Street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Don Vaughn  
LOCATION: 70 Fresno Street

Opened Public Hearing.

**Public Testimony:** In favor: Don Vaughn, applicant

Opposed: None

Neither in favor or  
opposed but posing questions: Dale Gustin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Johnson, and passed 7-0 to approve Waiver 02-003 as presented.

\*\*\*\*\*

6. FILE #: **CODE AMENDMENT 02-008**  
APPLICATION: To modify Section 21.16 & 21.16I of the Municipal Code for a citywide amendment that would allow the Planning Commission to reduce a ten (10) foot front yard setback to five (5) feet if the reduction would reduce the impacts to oak trees and grading.  
APPLICANT: City Initiated  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** In favor: Dale Gustin, if findings support grounds for the change in setback requirements.

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner McCarthy, and passed 7-0 to recommend that the City Council approve Code Amendment 02-008 as presented.

\*\*\*\*\*

- 7. FILE #: **SPECIFIC PLAN AMENDMENT 02-003**
- APPLICATION: To consider modifying required setbacks from Highway 46 east, amend the 825 foot elevation development restriction and consider private ownership versus public ownership of a parcel designated by the BASP as a future Parks and Open Space parcel in Subarea F (near the Salinas River) of the BASP. 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: Borkey Specific Plan Area – west of Buena Vista Drive, north of Experimental Station Road.

Opened Public Hearing.

**Public Testimony:** Michael Kane questioned why the item is being continued to the next Planning Commission Meeting.

Bob Burgess expressed support for the modification for a less than 75’ setback from Highway 46 east.

Dale Gustin expressed concerns with CalTrans requirements.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to continue the Open Public Hearing for

Specific Plan Amendment 02-003 to the Planning Commission Meeting of August 13, 2002.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS** -- None

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- None

\*\*\*\*\*

**COMMITTEE REPORTS**

8. Development Review Committee Minutes (for approval):
  - a. June 17, 2002
  - b. June 24, 2002

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Warnke, and passed 7-0 to approve the DRC Minutes listed above 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: Commissioner Calloway that on Friday, July 12<sup>th</sup> the Main Street Twilight Dine and Dance Series with feature a rhythm and blues band.

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

Bob Lata reported that all projects are moving along on schedule.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

10. June 25, 2002

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve the Planning Commission Meeting of June 25, 2002 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A brief review of the City Council Meeting of July 2, 2002 was given by Commissioner Johnson.

**PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Kemper expressed concerns with the maintenance of the east/west bike path. She stated that there are places where the route is impassible.
- Commissioner Calloway gave kudos for the Vine Street striping project.

- Commissioner Johnson asked the status of the street repair letter sent to the City Council on behalf of the Planning Commission.
- Commissioner Johnson also asked about the status of the proposed Scott Street closure, and if reflectors could be placed in front of the wall that was recently broken on Creston Road adjacent to Charolais Road.
- Commissioner Ferravanti asked why the landscaping was changed at Deer Creek, and expressed concerns about the Buena Vista Drive/Highway 46 east traffic light.
- Commissioner Warnke stated that she will need someone else to cover for her at DRC Meetings through the end of August. She also stated that she will not be present for the July 23, 2002 Planning Commission Meeting. Commissioner Warnke also asked about the status of the Jiffy Store Signage Code Enforcement issue.
- Commissioner McCarthy stated that there is continually a shortfall of Commissioners for attendance at DRC Meetings and that we need to establish a new/different system to assign members to attend. Following discussion it was determined that Commissioners Johnson, Warnke and McCarthy would be the regular DRC members and that Commissioners Ferravanti and Calloway would be the alternate members.

### **STAFF COMMENTS**

NONE

**ADJOURNMENT** at 9:15 pm to the General Plan Workshop of Thursday, July 11, 2002 at 7:00 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, July 15, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the General Plan Workshop of Thursday, July 18, 2002 at 7:00 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 July 19, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, July 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, July 23, 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.