

PLANNING COMMISSION
MINUTES
July 23, 2002

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

PLANNING COMMISSIONERS ABSENT: Warnke

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

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

PRESENTATIONS: None Scheduled.

PUBLIC HEARINGS

The following item is continued from the Planning Commission Meeting of July 9, 2002.

Commissioner McCarthy stepped down for the following item.

1. 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 – 24th Street

Continued Open Public Hearing.

Public Testimony: Gene Fuss asked about future plans to widen the street and drainage.

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 5-1-1 (Commissioner McCarthy abstained, Commissioner Warnke absent), to approve Tentative Tract 2469 as presented.

Action: A motion as made by Commissioner Johnson, seconded by Commissioner Kemper, and passed 5-1-1 (Commissioner McCarthy abstained, Commissioner Warnke absent), to approve Planned Development 00-018 Amendment as presented.

Commissioner McCarthy resumed his seat on the dais.

- 2. FILE #: **TIME EXTENSION TENTATIVE TRACT 2296**
APPLICATION: A request to consider approving a one year time extension for a proposal to subdivide an approximate four (4) acre site into eleven (11) single family residential lots. 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: Northwest corner of Prospect Avenue and Mesa Road.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Ferravanti, and tied on a three-three vote (Commissioner Warnke absent).

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and tied on a three-three vote (Commissioner Warnke absent).

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Kemper, and failed on a 1-5 vote (Commissioner Warnke absent).

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 4-2-1 (Commissioners Johnson and Kemper opposed, Commissioner Warnke absent) to approve Time Extension for Tentative Tract 2296 as presented. (??)

3. FILE #: **TENTATIVE TRACT 2477 AND PLANNED DEVELOPMENT 01-005**
 APPLICATION: A proposal to subdivide an approximately one (1) acre parcel into eight (8) single family lots for the development of eight (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: Jeff Marsden
 LOCATION: 921 Creston Road

Opened Public Hearing.

Public Testimony: In favor: John McCarthy
 Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 4-2-1 (Commissioners Calloway and Johnson opposed, Commissioner Warnke absent), to approve Tentative Tract 2477 with modification to Conditions No. 13, 15, and 16.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Ferravanti, and passed 4-2-1 (Commissioners McCarthy and Johnson opposed, Commissioner Warnke absent), to approve Planned Development 01-005 as presented.

4. FILE #: **CONDITIONAL USE PERMIT 01-019**
 APPLICATION: A request to construct a 920 square foot detached accessory building that is more than 50% of the size of the existing residence. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Doyle White
 LOCATION: 920 – 16th Street

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 Warnke absent) to approve Conditional Use Permit 01-019 a presented.

- 5. FILE #: **DOWNTOWN DESIGN GUIDELINES**
- APPLICATION: To consider approval of the final two components of the Downtown Design Guidelines. 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: Spring Street and Riverside Avenue Districts.

Opened Public Hearing.

Public Testimony: In favor: Hazel Horn

Opposed: Norma Duncan

Neither in favor nor opposed but making comments and asking questions:

Kathy Barnett, with questions as to how this will relate to the General Plan Update.
Rande Salke, stating no notice was provided to property owners.

Closed Public Hearing.

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

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 5-1-1 (Commissioner Ferravanti opposed, Commissioner Warnke absent), to recommend that the City Council adopt the Downtown Design Guidelines as outlined in Option 'a' of the staff report with the addition of

6. FILE #: **CODE AMENDMENT 02-007**
 APPLICATION: To consider refining the City's regulations regarding signage, including but not limited to non-commercial signs and abatement of non-conforming signs.
 APPLICANT: City initiated
 LOCATION: Citywide

Opened Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Warnke absent), to continue Code Amendment 02-007 to the Planning Commission Meeting of August 13, 2002.

OTHER SCHEDULED MATTERS

7. FILE: **REQUEST TO DEFER INSTALLATION OF CURB, GUTTER AND SIDEWALK FOR BUILDING PERMIT 01-0355**
 APPLICATION: To consider a request to defer for four (4) years the requirement to install curb, gutter and sidewalk.
 APPLICANT: Sherry Nelson
 LOCATION: 2216 Vine Street.

Public Comment: Mike Menath posed a question.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Johnson and passed 6-0-1 (Commissioner Warnke absent), to defer for four years the requirement to install curb, gutter and sidewalk for building permit B01-0355 (2216 Vine Street).

WRITTEN CORRESPONDENCE -- None

COMMITTEE REPORTS

8. Development Review Committee Minutes (for approval):
 a. June 21, 2002
 b. July 1, 2002
 c. July 8, 2002

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner McCarthy, and passed 6-0-1 (Commissioner Warnke absent), 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 reminded the Commission that the Concerts in the Park are continuing throughout the summer.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Bob Lata reported that all CDBG/Redevelopment and Housing programs are progressing as per plan.

PLANNING COMMISSION MINUTES FOR APPROVAL

10. July 9, 2002

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner McCarthy, and passed 6-0-1 (Commissioner Warnke absent), to approve the Planning Commission Minutes of July 9, 2002 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief overview was provided by Commissioner Kemper.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Johnson suggested that staff introductions be added to the agenda.
- Commissioner Steinbeck asked if the schedule of workshops and meetings in July and August could be emailed to the Planning Commissioners.

STAFF COMMENTS

None

ADJOURNMENT at 9:35 pm to the Development Review Committee Meeting of Monday, July 29, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Chandler Ranch Area Specific Plan Alternatives Workshop of Tuesday, July 30, 2002 at 7:00 pm at the Paso Robles City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 5, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the General Plan Alternatives Workshop of Thursday, August 8, 2002 at 7:00 pm at the Paso Robles Public Schools Culinary Arts Academy, 1900 Golden Hill Road, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, August 12, 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, August 13, 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.