

PLANNING COMMISSION
MINUTES
September 10, 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: None

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is a continued Open Public Hearing from the Planning Commission meeting of August 27, 2002.

1. **FILE #:** **PLANNED DEVELOPMENT 98016 TIME EXTENSION**
APPLICATION: To consider a one-year time extension to construct 68 multi-family dwelling units for occupancy by low income households on a seven (7) acre site. 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: West side of Nicklaus Road, approximately 700 feet south of Niblick Road.

Continued Open 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 McCarthy, and passed 7-0, to approve a time extension for Planned Development 98016 as presented.

The following item is a Continued Open Public Hearing from the Planning Commission meeting of August 27, 2002.

- 2. FILE #: **PLANNED DEVELOPMENT 00-027**
APPLICATION: To consider a request to import approximately 25,000 cubic yards of dirt to a vacant 1.8 acre site. 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 Elmer Garrison
LOCATION: West of North River Road, just north of Union Road.

Continued Open Public Hearing.

Public Testimony: In favor: Elmer Garrison, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 7-0, to approve Planned Development 00-027 as presented.

- 3. FILE #: **TENTATIVE PARCEL MAP PR 01-362 -and- WAIVER 02-007**
APPLICATION: To consider a request to subdivide an approximately 7,000 square foot parcel into two (2) parcels of approximately 3,500 square feet each and a request to modify the required street improvements to conform with the existing right-of-way on Olive Drive. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Kathleen Hoffman/Dan Stewart & Assoc.

LOCATION: 513 Vine Street

Opened Public Hearing.

Public Testimony: In favor: Kathleen Hoffman, applicant

Opposed: None

Neither in favor nor opposed
but asking questions/commenting: Mike Menath
Rick Perny

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0, to approve Tentative Parcel Map PR 01-362 as presented.

Action: A motion was made by Commissioner McCarthy, seconded by Commissioner Johnson and passed 7-0 to continue the open public hearing for Waiver 02-007 to the Planning Commission Meeting of October 8, 2002.

- 4. FILE #: **WAIVER 02-006**
- APPLICATION: To consider a request to waive the requirement to install concrete curb, gutter and sidewalk for the lot frontage in conjunction with a new home addition. The applicants propose to install asphalt curb and swale consistent with the neighborhood. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Schmitt
- LOCATION: 60 Ridgeview

Opened Public Hearing.

Public Testimony: In favor: Rand Salke, applicant's representative
Joan Schmitt, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Johnson, and passed 7-0 to approve Waiver 02-006 as presented.

5. FILE #: **WAIVER 02-002**
APPLICATION: To consider a request to waive required street standards for portions of Villa Lane and 21st 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: Roberts on behalf of Charnley
LOCATION: Northwest corner of Villa Lane and 21st Street.

Opened Public Hearing.

Public Testimony: In favor: Tim Roberts, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 7-0 to recommend that the City Council allow a modification of City Hillside Street standards for vertical alignment to exceed 15% and to allow curve radii and the intersection of Villa Lane with 21st Street to deviate from City standards; and to allow a waiver of Collector Street standards for the curb and gutter on 21st Street to “bulb out” around the existing oat tree on the north side of 21st Street, and the sidewalk meander around the tree.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner McCarthy, and passed 4-3 (Commissioners Johnson, Calloway, and Kemper opposed), to recommend that the City Council approve the request for waiver of the required sidewalk for Villa Lane and 21st Street.

6. FILE #: **TIME EXTENSION PARCEL MAP PR 97-226**
APPLICATION: To consider a one year time extension for a two (2) lot residential subdivision of approximately one (1) acre. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Jim Ehrke

LOCATION: On Prospect Avenue, just south of 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 Ferravanti, seconded by Commissioner Calloway, and passed 7-0, to approve a time extension for Parcel Map PR 97-226 as presented.

7. FILE #: **TIME EXTENSION PARCEL MAP PR 97-227**
 APPLICATION: To consider a one year time extension for a two (2) lot residential subdivision of approximately one (1) acre. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Jim Ehrke
 LOCATION: On Prospect Avenue, just south of 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 passed 7-0, to approve a time extension for Parcel Map PR 97-227 as presented.

8. FILE #: **CODE AMENDMENT 02-011**
 APPLICATION: To consider amending the zoning code to provide that “employee housing”, defined as more than one rental housing unit per lot or parcel in which occupancy will be reserved for employees of a particular commercial or industrial development, will be a conditional use (permitted subject to approval of a conditional use permit) in Agricultural, Commercial, Industrial, and Parks and Open Space Zoning Districts.

APPLICANT: City initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: Kathy Barnett, questioned proximity to the airport.
Opposed: None

Neither in favor nor opposed
but commenting: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to recommend that the City Council approve adoption of a Negative Declaration for Code Amendment 02-011.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 4-3 (Commissioners Steinbeck, Kemper and Calloway opposed), to recommend that the City Council approve introduction of the Ordinance with the Caveat that the occupancy of the rental housing is to be restricted to employees only.

9. FILE #: **CODE AMENDMENT 02-012**
APPLICATION: To consider amending the zoning code to explicitly state that the use of recreational vehicles, trailers, and campers as residences in residential zoning districts is prohibited. (Such use is presently prohibited in residential zoning districts by virtue of not being listed as a permitted use. The proposed code amendment will make the Zoning Code more easily understood.)
APPLICANT: City initiated
LOCATION: Citywide

Opened Public Hearing.

Public Testimony: In favor: Mike Menath
Opposed: None

Neither in favor nor opposed
but commenting: Kathy Barnett

OTHER SCHEDULED MATTERS -- None

WRITTEN CORRESPONDENCE -- None

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. August 19, 2002
 - b. August 26, 2002

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

- 11. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Warnke stated that a consultant has been hired to redesign the Sherwood Park recreation area. She also stated that the Barney Schwartz Park concession bid had been granted and that use of Barney Schwartz Park is high.
 - b. PAC (Project Area Committee): No report given.
 - c. Main Street Program: Commissioner Calloway stated that there was a proposal to convert Fire House No. 1 to a Children's Museum when the Fire Department is situated in their new facilities.
 - d. Ad-hoc Downtown Parking and Circulation Committee: City Planner Tina Ryder presented a report on the Downtown Parking and Circulation Analysis and Action Plan.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A brief report was presented by Housing Programs Manager Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

- 12. August 27, 2002

Action: A motion was made and seconded, and passed 7-0 to approve the Planning Commission Minutes of August 27, 2002 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Warnke gave a brief overview of the City Council Meeting of September 3, 2002.

PLANNING COMMISSIONERS' COMMENTS

None

STAFF COMMENTS

None

ADJOURNMENT at 9:11 pm to the Development Review Committee Meeting of Monday, September 16, 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 Friday, September 20, 2002 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, September 23, 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, September 24, 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.