

PLANNING COMMISSION

MINUTES

December 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:** Item No. 2, is proposed to be continued to the Planning Commission Meeting of January 14, 2003, by the applicant.

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. FILE #: **SPECIFIC PLAN AMENDMENT 02-004; ZONE CHANGE 02-007, PLANNED DEVELOPMENT 02-014, CONDITIONAL USE PERMIT 02-025, TENTATIVE TRACT MAP 2504, AND OAK TREE REMOVAL PERMIT.**
- APPLICATION: To consider recommending to the City Council, 1) adopting a Negative Declaration per the provisions of CEQA; and 2) approving the proposed Bastide Village Project, a French village resort. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Beatrice and Didier Cop
- LOCATION: Northeast corner of Buena Vista Drive and Experimental Station Road.

Opened Public Hearing.

**Public Testimony:** In favor: Beatrice Cop  
Larry Werner

Opposed: None

Neither in favor nor  
opposed but asking questions and/or  
expressing concerns:

Bic Moe  
Mike Menath  
Chuck Mendelson  
Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to recommend that the City Council adopt a Negative Declaration per the provisions of CEQA for the Bastide Village project as proposed.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to recommend that the City Council approve Specific Plan Amendment 02-004 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to recommend that the City Council approve Rezone 02-007 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to approve Planned Development 02-014 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to approve Conditional Use Permit 02-025 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to recommend that the City Council approve Oak Tree Removal as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner McCarthy, and passed 7-0 to approve Tentative Tract 2504 as presented.

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2. FILE #: **PLANNED DEVELOPMENT 01-014 AND TENTATIVE TRACT 2435**  
APPLICATION: To consider an application for a nine lot commercial subdivision including a common parking lot with eight parking spaces for the construction of eight (8) commercial condominiums in a single three-story

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

APPLICANT: William Ridino  
LOCATION: Northeast corner of 14<sup>th</sup> and Railroad Streets, west of the railroad right-of-way.

Opened Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 7-0 to continue the Open Public Hearing for Planned Development 01-014 and Tentative Tract 2435 to the Planning Commission meeting of January 14, 2003.

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*Commissioner Steinbeck stepped down for the following item. Commissioner McCarthy assumed the Chair.*

- 3. FILE #: **TENTATIVE TRACT 2404 AND PLANNED DEVELOPMENT 00-016 TIME EXTENSION (Also noticed as Tract 2204)**
- APPLICATION: To consider a request for a one year time extension of Tentative Tract 2404 and Planned Development 00-016. 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 Nicklaus Drive Development (Co-housing Project)
- LOCATION: North side of Nicklaus Drive, south of Niblick Road, north of Pat Butler Elementary School.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve a one year time extension for Tentative Tract 2404 and Planned Development 00-016 as presented.

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*Commissioner Steinbeck resumed his seat on the dais.*

4. FILE #: **PLANNED DEVELOPMENT 99012 AND  
CONDITIONAL USE PERMIT 94005 TIME  
EXTENSION.**
- APPLICATION: To consider a request for a two-year time extension  
for construction of Phases 3 and 4 of the  
development. The Planning Commission will also  
be considering the content and potential application  
of any conditions of approval that relate to the  
subject application.
- APPLICANT: Rudy Duran on behalf of The Links Golf Course
- LOCATION: Southwest corner of Beacon and Jardine Roads  
(5151 Jardine Road)

Opened Public Hearing.

**Public Testimony:** In favor: Rudy Duran, applicant

Opposed: Jerry Dauthit, Paso Robles Golf Course

Neither in favor nor  
opposed but expressing concerns: Mike Menath

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by  
Commissioner Ferravanti, and passed 7-0 to approve a time extension for Planned  
Development 99012 and Conditional Use Permit 94005 as presented.

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*The following item is continued from the Planning Commission Meeting of November  
26, 2002.*

5. FILE #: **CODE AMENDMENT 02-007**
- APPLICATION: To consider recommending to the City Council, 1)  
adopting a Negative Declaration per the provisions  
of CEQA; and 2) approving a proposed zoning code  
amendment to refine the City's regulations  
regarding signage including by not limited to non-  
commercial signs and abatement of non-conforming  
signs.
- APPLICANT: City initiated
- LOCATION: Citywide

Continued Open Public Hearing.

**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 January 14, 2003.

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**OTHER SCHEDULED MATTERS**

6. SUBJECT: **REQUEST FOR A DETERMINATION OF SUBSTANTIAL COMPLIANCE WITH CONDITIONAL USE PERMIT 80004**
- APPLICATION: Request for the Planning Commission to make a finding that the proposed ready mix operation would be in substantial compliance with Conditional Use Permit 80004. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject request.
- APPLICANT: Troesh Ready Mix, Inc.
- LOCATION: 1741 North River Road

**Public Comments:** In favor: Gary Stemper, property owner  
Doug Troesh, applicant  
Brenda Clouston

Opposed: Don Martin  
Beverly McGrath  
Pat Zucaro  
Harold Enzelburger  
Gordon Bastion  
Larry Cohn  
Roy Boyce

**Action:** A motion was made by Commissioner McCarthy, seconded by Commissioner Calloway, and passed 6-1 (Commissioner Kemper opposed) to determine that the proposed operation would substantially comply with Conditional Use Permit 80004, thereby allowing the applicant to proceed as described.

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7. SUBJECT: **PROPERTY ACQUISITION FOR RIVER ROAD AND 13<sup>TH</sup> STREET BRIDGE WIDENING**

APPLICANT: City initiated  
LOCATION: 301 Creston Road

**Public Comments:** No public comments received.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to report to the City Council that acquisition of the property located at 301 Creston Road would not be in conflict with the City's General Plan.

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8. SUBJECT: **PROPERTY ACQUISITION FOR RIVER ROAD AND 13<sup>TH</sup> STREET BRIDGE WIDENING**  
APPLICANT: City initiated  
LOCATION: Northwest corner of 13<sup>th</sup> Street/Creston Road and North River Road.

**Public Comments:** No public comments received.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to report to the City Council that acquisition of the property located at 1401 North River Road would not be in conflict with the City's General Plan.

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**WRITTEN CORRESPONDENCE** -- None

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**COMMITTEE REPORTS**

- 9. Development Review Committee Minutes (for approval):
  - a. November 18, 2002
  - b. November 25, 2002

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

- 10. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: Commissioner Warnke reported that there were no planning issues discussed at the last meeting.

- b. PAC (Project Area Committee): A brief report was given by Bob Lata.
- c. Main Street Program: Commissioner Calloway reminded the Commissioners of the Vine Street Victorian Christmas Walk on Saturday, December 14, 2002 at 6:00 pm.

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

A brief report was provided by Bob Lata.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

- 11. November 26, 2002

A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Warnke abstained) to approve the Planning Commission Minutes November 26, 2002 as presented.

### **REVIEW OF CITY COUNCIL MEETING**

A brief review of the City Council meeting of December 3, 2002 was provided by Commissioner McCarthy.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Kemper commented that someone has dumped concrete in the Serenade Homes Tract and requested staff to follow up.

### **STAFF COMMENTS**

- Bob Lata suggested that the Commission consider holding the Planning Commission Reorganization Dinner on January 26, 2003 at Alloro.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, December 16, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Interviews of Thursday, December 19, 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 Friday, December 20, 2002 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, December 23, 2002 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 6, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 13, 2003 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, January 14, 2003 at 7:30 pm at the City Hall/Library Conference Center, 1000 Spring Street, Paso Robles, CA 93446.

THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL APPROVED BY THE PLANNING COMMISSION AT THEIR NEXT REGULAR MEETING.