

PLANNING COMMISSION

MINUTES

January 14, 2003

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

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** Kathy  
Barnett provided some general comments for Planning Commission consideration.

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** Item No.  
2 is proposed by the applicant to be continued to the Planning Commission Meeting of  
February 11, 2003. Item No. 4 is proposed by the applicant to be continued to the  
Planning Commission Meeting of January 28, 2003.

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. **FILE #:** **TIME EXTENSION TENTATIVE TRACT 2254**  
**APPLICATION:** To consider a request for a one year time extension  
of Tentative Tract 2254 allowing for an 85 lot  
residential subdivision on a 25.3 acre property. 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:** Corner of Creston and Charolais Roads.

Opened Public Hearing.

**Public Testimony:** In favor: Bruce Buckingham, applicant representative  
John Campanelli, Bermant Development

Opposed: None

Posing questions and  
expressing concerns: Tom Olfer  
Bob Faber

Ted Beatty  
Paula Swank  
Frank Trigo  
Tim Pilg  
Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 7-0 to approve a time extension for Tentative Tract 2254 as presented.

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*The following item is a Continued Open Public Hearing from the Planning Commission Meeting of November 12, 2002.*

2. FILE #: **PLANNED DEVELOPMENT 02-004 –and-  
CONDITIONAL USE PERMIT 02-007**
- APPLICATION: To consider a request to construct a gas station and mini market complete with accessory uses, and to install a highway oriented pole sign. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: George Garcia on behalf of Pfeil Murrell Enterprises, Inc.
- LOCATION: Northwest corner of Highway 46 east and Golden Hill Road

Continued Open Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to continue the Open Public Hearing to the Planning Commission Meeting of February 11, 2003.

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*Planned Development 01-014 and Tentative Tract 2435 are a Continued Open Public Hearing from the Meeting of Planning Commission Meeting of December 10, 2002. Waiver 02-009 has been added at the request of the applicant.*

3. FILE #: **PLANNED DEVELOPMENT 01-014,  
TENTATIVE TRACT 2435 AND WAIVER 02-  
009**

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.

**Public Testimony:** In favor: Tim Roberts, applicant representative  
Bill Ridino, applicant

Opposed: None

Expressing concerns: Wolf Mespín  
Paula Martin

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to approve a Negative Declaration for Planned Development 01-014, Tentative Tract 2435, and Waiver 02-009 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to approve Tentative Tract 2435 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to approve Planned Development 01-014 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Calloway, and passed 7-0 to deny Waiver 02-009 as presented.

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***The following item is proposed to be Opened and Continued to the Planning Commission Meeting of January 28, 2003.***

4. FILE #: **PLANNED DEVELOPMENT 02-002 AND  
CONDITIONAL USE PERMIT 02-027**

APPLICATION: To consider a request to establish a winery and ancillary uses in the Parks and Open Space Zoning

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

APPLICANT: Vina Robles, Inc.  
LOCATION: South of Highway 46 east, east of Mill Road, west of and adjacent to Hunter Ranch Golf Course.

Opened 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 28, 2003 as requested by the applicant.

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5. FILE #: **PLANNED DEVELOPMENT 02-008, CONDITIONAL USE PERMIT 02-016 AND STREET ABANDONMENT 02-005**  
APPLICATION: To consider a request to construct a 2,303 square foot building for a Jiffy Lube Facility. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Pults and Associates  
LOCATION: southeast corner of Oak Hill Road and South River Road, across South River Road from Wal\*Mart.

Opened Public Hearing.

**Public Testimony:** In favor: Brent Frebe, Pults and Associates  
Pete Cagliero

Opposed: None

Posing questions: Kathy Barnett  
Mike Menath

Closed Public Hearing.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Ferravanti, and passed 7-0 to approve a Negative Declaration for Planned Development 02-008, Conditional Use Permit 02-016 and Street Abandonment 02-005 as presented.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Kemper, and passed 7-0 to approve Planned Development 02-008 as presented.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Johnson, and passed 7-0 to approve Conditional Use Permit 02-016 as presented.

**Action:** A motion was made by Commissioner Calloway, seconded by Commissioner Kemper, and passed 7-0 to approve Street Abandonment 02-005 as presented.

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6. FILE #: **CONDITIONAL USE PERMIT 02-011**  
APPLICATION: To consider a request to establish a 2-unit multi-family complex. 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 Vickers  
LOCATION: 1126 – 19<sup>th</sup> Street

Opened Public Hearing.

**Public Testimony:** In favor: Mike Vickers, applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Conditional Use Permit 02-011 as presented.

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***The following item is a Continued Open Public Hearing from the Planning Commission Meeting of December 10, 2002.***

7. 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 Ferravanti, and passed 7-0 to continue the Open Public Hearing to the Planning Commission meeting of February 11, 2003.

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**OTHER SCHEDULED MATTERS**

8. SUBJECT: **DESIGNATION OF GENERAL PLAN AD HOC COMMITTEE REPRESENTATIVES**

General Plan ad-hoc Committee representatives from the Planning Commission will be Commissioner Johnson, Commissioner Warnke, and Commissioner Flynn.

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9. SUBJECT: **DESIGNATION OF DEVELOPMENT REVIEW COMMITTEE REPRESENTATIVE AND ALTERNATES**

Development Review Committee Representatives from the Planning Commission will be Commissioner Steinbeck and Commissioner Warnke; alternate members will be Commissioner Johnson, Commissioner Kemper, and Commissioner Ferravanti.

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10. SUBJECT: **CITY COUNCIL GOALS**

The goals / priorities recommended by the Planning Commission:

- Complete and implement the General Plan Update
- Successfully conclude the Chandler Ranch Area Specific Plan and EIR
- Focus on interim and long-term solutions to traffic congestion at Highway 46 West / 101
- Find ways to attract "Head of Household" income jobs

- Address affordable housing needs
- Pursue alternative funding mechanisms to provide needed street / traffic improvements

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11. SUBJECT: SETBACK REDUCTION IN RELATION TO  
OAK TREE  
APPLICANT: DARRYL TODD  
LOCATION: 515 RED RIVER ROAD

Following discussion, a motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Flynn dissenting), to approve setback reductions in relation to an oak tree at 515 Red River Road.

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**WRITTEN CORRESPONDENCE**

12. SUBJECT: NEW BROWN ACT AND CONFLICT OF  
INTEREST LAWS

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**COMMITTEE REPORTS**

13. Development Review Committee Minutes (for approval):
- a. December 2, 2002
  - b. December 9, 2002
  - c. December 16, 2002
  - d. December 23, 2002
  - e. December 30, 2002

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

14. Other Committee Reports:
- a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee):
  - c. Main Street Program: Commissioner Calloway reported that there will be a Main Street sponsored Valentine Dance on February 14<sup>th</sup>.

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

A brief report was given by Bob Lata.

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

15. December 10, 2002

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper and passed 6-1 (Commissioner Flynn abstained), to approve the Planning Commission Minutes of December 10, 2002 as presented.

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

Bob Lata provided a brief overview of the City Council Meeting of January 7, 2003.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti thanked everyone for the good presentation regarding Item No. 1 on tonight's agenda.
- Commissioner Steinbeck thanked the Commission for their support of him as Chairman of the Planning Commission for the past year.

### **STAFF COMMENTS**

- Planning Commissioner's Institute, March 20-22, 2003, San Diego, CA

**ADJOURNMENT** to the General Plan Environmental Impact Report Public Scoping Meeting of Wednesday, January 15, 2003 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, January 17, 2003 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Tuesday, January 21, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the Planning Commission Reorganization Dinner of Sunday, January 26, 2003 at 6:00 pm at Alloro;



**subsequent adjournment** to the Development Review Committee Meeting of Monday, January 27, 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 28, 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.