

PLANNING COMMISSION

MINUTES

February 11, 2003

**PLANNING COMMISSIONERS PRESENT:** Calloway, Ferravanti, Flynn,  
Johnson, Kemper, 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, which is continued from the Planning Commission Meeting of January 28, 2003 is proposed to be continued to the Planning Commission Meeting of March 11, 2003.

**PRESENTATIONS:** None

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**Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.**

**All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.**

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**PUBLIC HEARINGS**

*The following item is a Continued Open Public Hearing from the Planning Commission Meeting of January 14, 2003.*

- 1. 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.

**Public Testimony:** In favor: George Garcia, applicant representative  
Fred Glick, applicant attorney

Expressing Concerns: David Kudija  
Joy Sprague

Neither in favor nor  
opposed but posing questions: Mike Menath

Opposed: None

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 7-0 to continue the Open Public Hearing for this item to the Planning Commission Meeting of March 11, 2003.

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*The following item is a continued Open Public Hearing from the Planning Commission Meeting of January 28, 2003, and is proposed to be continued to the Planning Commission Meeting of March 11, 2003.*

- 2. 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.

Continued Open Public Hearing.

**Public Testimony:** No public testimony received.

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

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3. FILE #: **TIME EXTENSION TENTATIVE PARCEL  
MAP PR 98-163**  
APPLICATION: To consider a one year time extension that would allow the subdivision of an approximate one acre residentially zoned parcel into three parcels ranging from 10,000 square feet to 18,000 square feet. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: McCarthy & Associates on behalf of Robert & Joan Peterson  
LOCATION: 733 Rolling Hills Road

Opened Public Hearing.

**Public Testimony:** In favor: Harry Franklin  
Opposed: J. Orvis Cutter

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 7-0, to approve a time extension for Tentative Parcel Map PR 98-163 as presented.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

4. Development Review Committee Minutes (for approval):
  - a. January 21, 2003
  - b. January 28, 2003

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

5. 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 commented on discussions that are underway regarding marking parking spaces “for customers only” in the downtown area.

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

A written status report was distributed.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

6. January 28, 2003

The address of the subject property in Item No. 2 of the January 28, 2003 meeting was corrected to 2245 Olive Street.

**REVIEW OF CITY COUNCIL MEETING**

No report given.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Ferravanti asked about the status of trash containers in and around City Park..
- Commissioner Steinbeck asked about the status of Highway 46 east widening east of Airport Road.
- Commissioner Johnson reminded the Commission about the Joint Planning Commission/ City Council Breakfast Meeting of February 21, 2003 at Joe's Place at 7:00 am. Commissioner Johnson also clarified that the members of the DRC Committee are Ed Steinbeck, Valerie Warnke and Ron Johnson and the alternates are Tom Flynn and Nick Ferravanti.

## **STAFF COMMENTS**

Bob Lata reminded the Commission that the General Plan ad hoc Committee meeting that had been scheduled for February 13, 2003 has been cancelled.

**ADJOURNMENT** at 8:46 pm to the Development Review Committee Meeting of Tuesday, February 18, 2003 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the General Plan ad-hoc Committee Meeting of, Thursday, February 20, 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, February 21, 2003 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, February 24, 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, February 25, 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.