

PLANNING COMMISSION

MINUTES

March 25, 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:** None

**PRESENTATIONS:** None

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**PUBLIC HEARINGS**

1. **FILE #:** **PLANNED DEVELOPMENT 02- 010**  
**APPLICATION:** To consider a request to construct a new 2,700 square foot commercial/industrial building with associated parking on a 7,780 square foot vacant lot. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Ken Nagahara for Paul Viborg  
**LOCATION:** 1421 Riverside Avenue

Opened Public Hearing.

**Public Testimony:** In favor: Paul Viborg

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 7-0, to approve Planned Development 02-010 as presented.

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2. FILE #: **CONDITIONAL USE PERMIT 02-015**  
APPLICATION: To consider a request to construct four dwelling units on two parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Chris Thomas  
LOCATION: North side of 18<sup>th</sup> Street adjacent to Highway 101 on the south.

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Flynn dissenting), to approve Conditional Use Permit 02-015 as amended.

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3. FILE #: **STREET ABANDONMENT 02-003**  
APPLICATION: To consider a request to abandon a portion of right-of-way along Vine 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: Dry Creek Partners, LLC/Belmont  
LOCATION: In the vicinity of the southeast corner of the intersection of Vine and 1<sup>st</sup> Streets.

Opened Public Hearing.

**Public Testimony:** In favor: Keith Belmont, applicant

Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-1 (Commissioner Flynn dissenting), to approve Street Abandonment 02-003 as presented.

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- 4. FILE: **CODE AMENDMENT 03-005**  
 APPLICATION: An amendment to bring the City Zoning Ordinance into conformance with new State laws regarding family home day care operations and regulations.  
 APPLICANT: City initiated  
 LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** No public testimony given in favor or opposed, however, Mike Menath posed questions and concerns regarding illegal signage.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 7-0 to recommend that the City Council approve Code Amendment 03-005 as presented.

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**OTHER SCHEDULED MATTERS** -- NONE

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

- 5. Development Review Committee Minutes (for approval):
  - a. March 3, 2003
  - b. March 10, 2003

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

- 6. Other Committee Reports:
  - a. Parks & Recreation Advisory Committee: No report given.
  - b. PAC (Project Area Committee): No report given.
  - c. Main Street Program: No report given.

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

A brief overview was provided by Bob Lata.

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

7. March 11, 2003

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Calloway abstained), to approve the Minutes of the March 11, 2003 Planning Commission Meeting as presented.

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

A brief overview was presented by Commissioner Kemper.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Steinbeck asked about the proposed Woodruff development at the corner of Rolling Hills and Creston Roads.

He also had questions about the proposed 4<sup>th</sup> and Pine Streets railroad under crossing; and asked about the status of the Chandler Ranch Area Specific Plan and the Airport Master Plan.

Commissioner Warnke stated she found the Planner's Institute very informative and enjoyable.

Commissioner Ferravanti stated his concern with day care centers and child molesters. He also asked if there are meetings held regarding taxi service.

Commissioner Johnson stated that he feels the recent Planner's Institute was one of the better ones he has attended.

### **STAFF COMMENTS**

Bob Lata stated that we are waiting to have more meetings regarding the Chandler Ranch Area Specific Plan until the modeling views are available for review.

Bob Lata also advised the Commission that the County Courthouse project has been submitted to planning.

The Planning Commission Meeting of April 8, 2003 has been cancelled. The next Planning Commission Meeting will be held on Tuesday, April 22, 2003, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 31, 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, April 7, 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, April 14, 2003 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, April 18, 2003 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, April 21, 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, April 22, 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.