

PLANNING COMMISSION  
MINUTES  
May 13, 2003

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

**PLANNING COMMISSIONERS ABSENT:** Steinbeck

**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**

*The following item is a Continued Open Public Hearing from the Planning Commission Meeting of April 22, 2003.*

1. **FILE #:** **STREET ABANDONMENT 03-001**  
**APPLICATION:** To consider a request to abandon Waterford Court as a public street in order to create a gated community containing lots 133 through 144 of Tract 2376 (Neighborhood 7) of the River Oaks Master Planned Community. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Willhoit/Estrella Associates  
**LOCATION:** North of River Oaks Drive with access to Waterford Court provided off School House Circle via River Oaks Drive.

Continued Open Public Hearing.

**Public Testimony:** In favor: Dick Willhoit, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Street Abandonment 03-001 as presented.

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2. FILE #: **SPECIFIC PLAN AMENDMENT 03-002,  
PLANNED DEVELOPMENT 02-005,  
CONDITIONAL USE PERMIT 03-004, LOT  
LINE ADJUSTMENT PRAL 02-133**
- APPLICATION: To consider a proposal to construct an approximately 50,000 square foot Neighborhood Commercial Center comprised of a service station, a retail/office building, and a gourmet market. Each of these land uses/facilities are located in separate buildings of up to 2180 square feet, 25,540 square feet, and 20,860 square feet respectively. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Dick Willhoit/Estrella Associates, Inc.
- LOCATION: Northwest corner of Buena Vista Road and Experimental Station Road in the Borkey Area Specific Plan.

Opened Public Hearing.

**Public Testimony:** In favor: Dick Willhoit, applicant  
Opposed: None

Neither in favor nor  
opposed but posing questions: Mike Menath

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent) to approve a Negative Declaration for Specific Plan Amendment 03-002, Planned Development 02-005, and Conditional Use Permit 03-004 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent) to approve Specific Plan Amendment 03-002 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent) to approve Planned Development 02-005 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent) to approve Lot Line Adjustment PRAL 02-133 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Steinbeck absent) to approve Conditional Use Permit 03-004 with revisions stating hours of operation as 6:00 am through 10 pm and limiting hours of use of power cleaning tools to the hours of 7:00 am to 7:00 pm.

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3.     **FILE #:**                    **CONDITIONAL USE PERMIT 03-005**  
       **APPLICATION:**        To consider a request construct a new detached garage and a new detached 2-story pool house. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
       **APPLICANT:**           Pete Johnston  
       **LOCATION:**             1815 Experimental Station Road

Opened Public Hearing.

**Public Testimony:**   In favor:       Pete Johnston, applicant

                          Opposed:       None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 03-005 as presented.

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4.     **FILE #:**                    **CONDITIONAL USE PERMIT 03-007**  
       **APPLICATION:**        To consider a request to remodel and expand an existing detached garage. The Planning Commission will also be considering the content

and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Mathew and Michelle Branch  
LOCATION: 2015 Oak Street

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 6-0-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 03-007 as presented.

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5. FILE #: **CONDITIONAL USE PERMIT 03-006**  
APPLICATION: To consider a request to install a 23 foot tall highway oriented 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: Dutch Sawyer on behalf of Sky River RV  
LOCATION: 2525 Theatre Drive

Opened Public Hearing.

**Public Testimony:** In favor: Bill Wolkoff, applicant  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Steinbeck absent), to approve Conditional Use Permit 03-006 with the added stipulation to take final signage for the project back to DRC for approval.

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6. FILE #: **CODE AMENDMENT 03-004**  
APPLICATION: To consider amending the Zoning Code to revise the regulations for “second dwelling units”. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: City initiated  
LOCATION: Citywide

Opened Public Hearing.

**Public Testimony:** No public testimony given in favor or opposed, however, Mike Menath expressed concern with tandem parking .

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Calloway, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Steinbeck absent), to recommend that the City Council approve Code Amendment 03-004 allowing second units on any R-A or R-1 zoned property, regardless of lot size.

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**OTHER SCHEDULED MATTERS**

7. **CENTENNIAL PARK UPGRADES/REHABILITATION**

Staff provided a brief report on the proposed upgrades/rehabilitation for Centennial Park. Planning Commission feedback was provided. Member of the public, Maurice Macarae expressed concerns with liability.

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**WRITTEN CORRESPONDENCE** --

NONE

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**COMMITTEE REPORTS**

- 8. Development Review Committee Minutes (for approval):
  - a. April 14, 2003
  - b. April 21, 2003
  - c. April 28, 2003

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Steinbeck absent) to approve the above DRC listed as presented.

9. 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 reported on the upcoming Wine Festival, Car show, and possibility of more wine festivals later.

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

A written report was provided by Ed Gallagher.

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

10. April 22, 2003

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn and passed 6-0-1 (Commissioner Steinbeck absent), to approve the Planning Commission Minutes of April 22, 2003 as presented.

### **JOINT PLANNING COMMISSION/CITY COUNCIL GENERAL PLAN WORKSHOP MINUTES FOR APPROVAL**

11. April 29, 2003

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn and passed 4-2-1 (Commissioners Calloway and Warnke abstained, Commissioner Steinbeck absent), to approve the Joint Planning Commission/City Council General Plan Workshop Minutes as provided.

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

Bob Lata provided a brief overview of the City Council Meeting of May 6, 2003.

### **PLANNING COMMISSIONERS' COMMENTS**

Commissioner Kemper complimented the architectural style of the proposed Borkey Area Specific Plan commercial development proposed by Dick Willhoit.

Commissioner Warnke asked if a tour of the Public Safety Center could be arranged.

Commissioner Johnson stated that Fiscal Impact Analysis contained good information and asked that a copy be provided to Commissioner Ferravanti.

## **STAFF COMMENTS**

Bob Lata reminded the Planning Commission of the General Plan ad hoc Committee Meeting to be held on Thursday, May 15, 2003 at 7:00 pm in the City Hall/Library Conference Center.

**ADJOURNMENT** at 9:05 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, May 16, 2003 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, May 19, 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, May 26, 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 May 27, 2003 at 7:30 pm at the Paso Robles 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.