

PLANNING COMMISSION

MINUTES

May 27, 2003

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

PLANNING COMMISSIONERS ABSENT: Calloway

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: None

PRESENTATIONS: None

PUBLIC HEARINGS

1. **FILE #:** **PLANNED DEVELOPMENT 02-016 AND REZONE 03-003**
APPLICATION: To consider a request to construct a four-story, 130 room hotel facility with ancillary pool, landscaping and parking; and to apply Resort Development Overlay over the existing 3.5 acre Office Professional zoned property and authorization to construct the four story motel as proposed. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: South Valley Developers, Inc.
LOCATION: The southern half of the parcel bounded by 1st Street on the north, South Vine Street on the west, and the Highway 101 on-ramp on the east.

Opened Public Hearing.

Public Testimony: In favor: Scott Schilling, applicant
Craig Kelso
Carolyn Kelso
Mr. Spencer

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Calloway absent), to approve a Negative Declaration for Planned Development 02-016 and Rezone 03-003 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Calloway absent), to approve Planned Development 02-016 as amended.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Calloway absent), to recommend that the City Council approve Rezone 03-003 as presented.

2.	FILE #:	PLANNED DEVELOPMENT 02-017 AND TENTATIVE PARCEL MAP PR 02-0434
	APPLICATION:	To consider a proposal to construct a 35,500 square foot professional office complex where, of the 35,500 square feet, 8,500 square feet would be food service uses; and a tentative parcel map application that would subdivide the 4.5 acre parcel into seven parcels ranging in size from 12,600 square feet to 1.0 acre. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
	APPLICANT:	Rite III, Inc.
	LOCATION:	The northern half of the parcel bounded by 1 st Street on the north, South Vine Street on the west, and the Highway 101 on-ramp on the east.

Opened Public Hearing.

Public Testimony: In favor: Bruce Fraser, applicant representative

Opposed: None

Neither in favor nor opposed but posing questions: Brian Bailey

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to approve a Mitigated Negative Declaration for Planned Development 02-017 and Tentative Parcel Map PR 02-0434 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Calloway absent), to approve Planned Development 02-012 as amended.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Calloway absent), to approve Tentative Parcel Map PR 02-0434 as amended.

OTHER SCHEDULED MATTERS

- 3. **ESTABLISH PLANNING COMMISSION/DEVELOPMENT REVIEW COMMITTEE POLICY REGARDING FOUR-SIDED ARCHITECTURE**

Staff presented an overview of the proposed four-sided architecture Statement. No public comment was received.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke and passed 6-0-1(Commissioner Calloway absent), to approve a resolution establishing a written policy statement requiring four-sided architecture for buildings in highly visible areas (as amended).

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 4. Development Review Committee Minutes (for approval):
 - a. May 5, 2003
 - b. May 12, 2003
 - c. May 19, 2003

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Calloway absent), to approve the DRC Minutes listed above as with a correction to the Minutes of May 12th; the business located at 1615 Commerce Way is Custom Woodcraft, not Morro Bay Cabinets (Item No. 3).

5. 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

Bob Lata provided a brief summary report.

PLANNING COMMISSION MINUTES FOR APPROVAL

6. May 13, 2003

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 5-1-1 (Commissioner Steinbeck abstained, Commissioner Calloway absent) to approve the Planning Commission Minutes of May 13, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review was provided by Bob Lata.

PLANNING COMMISSIONERS' COMMENTS

Commissioner Flynn asked about the status of the Vine Street sign removal.

Commissioner Ferravanti asked why 38th Street is not paved. He also asked if a CIP is planned; and if it is possible to move the microphone on the podium.

STAFF COMMENTS

None

ADJOURNMENT at 9:00 pm to the Development Review Committee Meeting of Monday, June 2, 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, June 9, 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 June 10, 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.