

PLANNING COMMISSION

MINUTES

July 8, 2003

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

PLANNING COMMISSIONERS ABSENT: Ferravanti

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Agenda Items No. 6, 7 and 8 are proposed to be continued to future meetings.

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of June 10, 2003.

1. **FILE #:** **REZONE 03-002**
APPLICATION: To consider a request to change the zoning from R1 (Single Family Residential) to R2 PD (Duplex/Triplex Planned Development), bringing the zoning into conformity with the site's General Plan Land Use Designation of RMF-L (Residential Multiple Family – Low, Allowable Density - Up to 8 units/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: Nanci Bernard
LOCATION: 935 Creston Road

Continued Open Public Hearing.

Public Testimony: In favor: Ron Pruden, Applicant representative

Opposed: None

Neither in favor nor
opposed but posing questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by
Commissioner Calloway, and passed 6-0-1 (Commissioner Ferravanti absent), to approve
Rezone 03-002 as presented.

- 2. **FILE #:** **REZONE 03-004**
- APPLICATION:** To consider an application to apply AG Overlay zoning to the 105 acre AP,PD (Airport, Planned Development overlay) zoned property, to accommodate for vineyard operations. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Hogue
- LOCATION:** 2500 Dry Creek Road (southwest corner of Airport Road and Dry Creek Road)

Opened Public Hearing.

Public Testimony: In favor: Aaron Hogue, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by
Commissioner Kemper, and passed 6-0-1 (Commissioner Ferravanti absent), to approve
Rezone 03-004 as presented.

- 3. **FILE #:** **TENTATIVE PARCEL MAP PR 03-005**
- APPLICATION:** To consider an application to subdivide one .76 acre parcel into two .38 acre single family residential lots. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Vaughn Surveys on behalf of Lerno
- LOCATION:** 155 Fairview Lane

Opened Public Hearing.

Public Testimony: In favor: Vaughn Surveys, applicant representative

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 5-1-1 (Commissioner Flynn opposed, Commissioner Ferravanti absent), to approve Tentative Parcel Map PR 03-005 with a revision to Condition No. 7.

- 4. **FILE #:** **CODE AMENDMENT 03-006**
- APPLICATION:** To consider a request to modify Table 21.16.210 of the Zoning Code to expand the geographic area along Spring Street in which no front or street side yard setback is required. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Mitchell Culver
- LOCATION:** Spring Street

Opened Public Hearing.

Public Testimony: In favor: Mitch Culver, applicant
Kathy Barnett
Bruce Terry

Opposed: None

Expressing Comments: Ennis Gorey

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Flynn and passed 6-0-1 (Commissioner Ferravanti absent), to approve a Negative Declaration for Code Amendment 03-006 as presented.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Flynn and passed 6-0-1 (Commissioner Ferravanti absent), to approve Code Amendment 03-006 as presented.

- 5. FILE #: **PLANNED DEVELOPMENT 03-007**
 APPLICATION: To consider a request to construct a new 4200 square foot mixed use building where commercial use would be located on the first floor and one residential unit would be located on the second floor. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
 APPLICANT: Mitchell Culver
 LOCATION: 724 Spring 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 Kemper, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Ferravanti absent), to approve Planned Development 03-007 with modification to the language relative to the alley approach.

- 6. FILE #: **TENTATIVE PARCEL MAP PR 03-112**
 APPLICATION: To consider a request to subdivide an approximately 14,000 gross square foot parcel into two parcels of approximately 6,000 and 7,800 gross 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: Wilson Land Surveys on behalf of Mulholland
 LOCATION: on the east side of Vine Street north of Fein Avenue

Opened Public Hearing.

Public Testimony: In favor: Gary Mulholland, applicant

Opposed: None

Action: A motion was made by Commissioner Flynn, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Ferravanti absent), to continue the Open Public Hearing to the Planning Commission Meeting of July 22, 2003.

7. **FILE #:** **STREET ABANDONMENT 03-002**
APPLICATION: To consider a request to abandon the portion of 12th Street between Paso Robles Street and Highway 101. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Greg Wyatt
LOCATION: That portion of 12th Street between Paso Robles Street and Highway 101.

Opened Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Ferravanti absent) to approve continue the Open Public Hearing to the Planning Commission Meeting of August 12, 2003.

8. **FILE #:** **CONDITIONAL USE PERMIT 03-008**
APPLICATION: To consider a request to convert a single family residence to a professional office use on an approximately 14,000 square foot site in the R3/OP (Multi-Family Residential/Office Professional Overlay) 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: HH&G Properties, LLC
LOCATION: 1545 Park Street

Opened Public Hearing.

Public Testimony: In favor: Ralph McCarthy, applicant representative
Mattie Gates, applicant
Jim Gates, applicant

Opposed: None

Favoring Item Continuance: Kathy Barnett

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Ferravanti absent), to continue the Open Public Hearing to the Planning Commission Meeting of July 22, 2003,

OTHER SCHEDULED MATTERS

9. ADVISORY BODY BYLAWS REVIEW

The Commissioners asked for further clarification on Section 4, Item b of the Draft Advisory Body Bylaws; as to whether that precludes them from talking with Council Members about the reasons why they made a given recommendation on an item that is to come before the City Council.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 10. Development Review Committee Minutes (for approval):
 - a. June 9, 2003
 - b. June 16, 2003
 - c. June 23, 2003

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Ferravanti absent), to approve the Development Review Committee Minutes listed above as presented.

- 11. 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

The Planning Commission was provided with a written status report.

PLANNING COMMISSION MINUTES FOR APPROVAL

12. June 24, 2003

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Kemper, and passed 5-0-1-1 (Commissioner Warnke abstained, Commissioner Ferravanti absent), to approve the Planning Commission Minutes of June 24, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Kemper provided an overview of the City Council Meeting of July 1, 2003.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Warnke asked about the minutes for the General Plan Workshop that was held on June 24, 2003.
- Commissioner Steinbeck had questions about the Airport Land Use Plan.
- Commissioner Johnson had questions about Oak Trees.

STAFF COMMENTS

NONE

ADJOURNMENT to the Development Review Committee Meeting of Monday, July 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, July 18, 2003 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, July 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 July 22, 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.