

PLANNING COMMISSION

MINUTES

October 14, 2003

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

PLANNING COMMISSIONERS ABSENT: Calloway

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: Kathy Barnett stated that the signs at the new Jack in the Box restaurant at the corner of Niblick and Creston Roads detract from the area. She also stated that there was no notice posted for the General Plan ad-hoc committee meeting and that the addendum to this meeting was not included in the Planning Commission packet that was in the City Library.

STAFF BRIEFING: None

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

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is continued from the Planning Commission Meeting of September 23, 2003.

Commissioner Warnke stepped down for the following item.

1. **FILE #:** **PLANNED DEVELOPMENT 03-005 and WAIVER 03-007**
APPLICATION: To consider a request to construct an approximately 22,400 square foot two-story (36 feet high) Superior Court Facility on an approximately 1.46 acre site. The waiver relates to waiving the sidewalk along the 10th Street and Park Street frontage of the property. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: San Luis Obispo County on behalf of California Superior Court

LOCATION: On a portion of the City block bounded by Spring Street on the west, 10th Street on the north, Park Street on the east, and 9th Street on the south.

Continued Open Public Hearing.

Public Testimony: In favor: Bruce Fraser, applicant representative

Opposed: None

Neither in favor nor opposed but asking questions and stating concerns: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Calloway absent, Commissioner Warnke abstained), to approve a mitigated Negative Declaration for Planned Development 03-005 and Waiver 03-007 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Calloway absent, Commissioner Warnke abstained), to approve Planned Development 03-005 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Calloway absent, Commissioner Warnke abstained), to approve Waiver 03-007 as presented.

Commissioner Warnke resumed her seat on the dais.

- 2. FILE #: **TIME EXTENSION PLANNED DEVELOPMENT 00-008 & TENTATIVE PARCEL MAP 00-076**
- APPLICATION: To consider a one-year time extension for a three lot commercial subdivision and development of an industrial/business park. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Michael Hodge on behalf of Mike Buzzetti/TKD Enterprises (Nanometer)
- LOCATION: Northwest corner of Golden Hill Road and Dallons Drive.

Opened Public Hearing.

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

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Calloway absent), to approve a one-year time extension for Planned Development 00-008 and Tentative Parcel Map 00-076 as presented.

- 3. **FILE #:** **TENTATIVE PARCEL MAP PR 03-0163**
- APPLICATION:** To consider an application to divide a 21,700 square foot site into two 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:** McCarthy Engineering, Inc. on behalf of Joe Pahler
- LOCATION:** 2245 Vine Street

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative

Opposed: None

Neither in favor nor
opposed but asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Flynn, and passed 6-0-1 (Commissioner Calloway absent), to approve Tentative Parcel Map PR 03-0163 as presented.

- 4. **FILE#:** **TENTATIVE PARCEL MAP PR 03-0259**
- APPLICATION:** To consider a request to divide a 7,000 square foot site into two 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: Beth Lenee Lawless-Black and Justin Curtis Black
LOCATION: 2918 Oak Street

Opened Public Hearing.

Public Testimony: In favor: Justin Black
Opposed: None

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Calloway absent), to continue the Open Public Hearing for Tentative Parcel Map PR 03-0259 to the Planning Commission Meeting of November 12, 2003.

5. FILE #: **TENTATIVE PARCEL MAP PR 03-0154**
APPLICATION: To consider a request to divide a single family residential site into two (2) individual 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: EMK & Associates for Ellis J. and Jean Blohm Haney
LOCATION: 515 Creston Road

Opened Public Hearing.

Public Testimony: In favor: Toby Osgood, applicant representative
Jim Haney, applicant
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 5-1-1 (Commissioner Johnson opposed, Commissioner Calloway absent), to approve Tentative Parcel Map PR 03-0154 as presented.

6. FILE #: **WAIVER 03-008**
APPLICATION: To consider a request to waive the required curb, gutter, sidewalk, and driveway apron associated with a proposal to construct a single family

dwelling unit on the site. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.

APPLICANT: Rafael Krijakin
LOCATION: 95 West 12th 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 Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Calloway absent), to table consideration of the waiver and recommend to the City Council that the City consider a design exception for the westerly end of the parcel where it is impacted by oaks and transitions into a county area road.

OTHER SCHEDULED MATTERS -- *This item was an addendum to the Planning Commission Agenda, based on notice posted and distributed on Friday, October 10, 2003.*

OPTIONS WITH REGARD TO GENERAL PLAN DENSITY AND RELATED TRANSFERS.

Public Comments: In favor: Neil Olsen
Larry Werner

Opposed: Kathy Barnett

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti and passed 6-0-1 (Commissioner Calloway absent), to support the ad hoc committee recommendation to provide for the proposed density transfers as illustrated in Exhibit "A" of the staff report, which if supported by the City Council, would be included in the Draft General Plan to be considered in November/December 2003.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

7. Development Review Committee Minutes (for approval):
 - a. September 8, 2003
 - b. September 15, 2003

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

8. Other Committee Reports:
 - a. Parks & Recreation Advisory Committee: Commissioner Warnke reported that there were no planning issues discussed at the last meeting.
 - b. PAC (Project Area Committee): No report given
 - c. Main Street Program: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

A brief update was provided by Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

9. September 23, 2003

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 4-0-2-1 (Commissioners Steinbeck and Warnke abstained, Commissioner Calloway absent), to approve the Planning Commission Minutes of September 23, 2003 as presented.

REVIEW OF CITY COUNCIL MEETING

Bob Lata provided a brief overview of the City Council Meeting of October 7, 2003.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Kemper expressed concern for the oak tree located in the Food 4 Less center. She also gave kudos for staff's quick response on her recent sewer question. She further stated that she would like to see the arborist reports included in all staff reports.
- Commissioner Steinbeck asked about the status of the McDonald's project on Ramada Drive. He also asked about the adequacy of the turning radii at McDonald's.

- Commissioner Ferravanti inquired as to the status of the parking regulations that are scheduled to expire this year. He also asked if the drainage problem at 14th and Spring Streets has been located. He also stated that road patchwork after construction is not adequate and suggested that the City should establish specs and a warranty program for road finishing. Commissioner Ferravanti also expressed concern for a set of speed limits along the Creston Road corridor. He also asked if DRC Meetings could be held at a different time/day so that more Commissioners would be able to attend.

STAFF COMMENTS

None

ADJOURNMENT at 9:20 pm to the Joint Planning Commission/City Council Breakfast Meeting of Friday, October 17, 2003 at 7:00 am at Joe's Place;

subsequent adjournment Development Review Committee Meeting of Monday, October 20, 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, October 27, 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, October 28, 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.