

PLANNING COMMISSION

MINUTES

November 12, 2003

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

PLANNING COMMISSIONERS ABSENT: Kemper

PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA: None

STAFF BRIEFING: None

AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED: Item No.
4, Rezone 03-005 is proposed to be opened and continued to the Planning Commission
Meeting of December 9, 2003.

PRESENTATIONS: None

PUBLIC HEARINGS

- | | | |
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| 1. | FILE #: | APPEAL OF DEVELOPMENT REVIEW
COMMITTEE DECISION |
| | APPLICATION: | To consider an appeal of the Development Review
Committee's decision to approve the Accept Plus
Mortgage sign. |
| | APPELLANT: | Grace Pucci |
| | LOCATION: | 1223 Vine Street |

Opened Public Hearing.

- Public Testimony:** In favor: Grace Pucci, appellant
Dr. Jack Sloan
Christy Tooley Withers
Pat Rambo, on behalf of Historical Society
Barbara Rowland
Bobby Douglas
Shelly Snow Norris
- Opposed: Eric Russell, business/sign owner
Nick Russell, representing property/business owner
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Calloway, and passed 6-0-1 (Commissioner Kemper absent), to review the sign design guidelines for Vine Street.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to deny the appeal of the Development Review Committee decision for the sign for Accept Plus Mortgage, 1223 Vine Street.

- 2. **FILE #:** **PLANNED DEVELOPMENT 02-007**
- APPLICATION:** To consider a request to construct an 85 space Recreational Vehicle Park for overnight stay, with ancillary community building, play areas and pool & spa facility. 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 Laughlin Development
- LOCATION:** 6.3 acre site at 390 Gahan Place

Opened Public Hearing.

Public Testimony: In favor: Dutch Sawyer, applicant representative
Pete Laughlin, applicant

Opposed: None

Neither in favor nor
opposed but expressing concerns: Eric Mathews

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve the Negative Declaration for Planned Development 02-007 and Conditional Use Permit 02-012 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve Planned Development 02-007 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve Conditional Use Permit 02-012 as amended.

- 3. **FILE #:** **PRE-ZONE 03-006**
APPLICATION: To consider a request to pre-zone the approximately 220.4 acre property as Parks and Open Space (POS) in conformance with the City's General Plan land use designation of the property as Parks and Open Space. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: North Coast Engineering on behalf of Hunter Ranch Golf Course
LOCATION: Generally east of the City's eastern corporate boundary, south of Highway 46 east, and north of Mill Road.

Opened Public Hearing.

Public Testimony: In favor: Ken Hunter, applicant
Opposed: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Calloway, seconded by Commissioner Ferravanti, and passed 5-0-1-1 (Commissioner Flynn opposed, Commissioner Kemper absent), to recommend that the City Council approve Pre-zone 03-006 as presented.

- 4. **FILE #:** **REZONE 03-005**
APPLICATION: To consider a request to rezone an approximately 1.3 acre site from R1 (Single Family Residential) to RMF-L (Residential Multiple Family – Low). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Waldo and Betty Carminati
LOCATION: 955 Creston Road

Opened Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Warnke, and passed 6-0-1 (Commissioner Kemper absent), to continue the Open Public Hearing for Rezone 03-005 to the Planning Commission Meeting of December 9, 2003.

- 5. **FILE #:** **TENTATIVE PARCEL MAP PR 03-0222**
- APPLICATION:** To consider a request to divide an 8.64 acre property into four residential lots of approximately 10,000 square feet, plus one remainder parcel of 7.6 acres. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** North Coast Engineering on behalf of James and Katherine Pry
- LOCATION:** 330 Pacific Street

Opened Public Hearing.

Public Testimony: In favor: Steve Sylvester, applicant representative

Opposed: None

Neither in favor nor opposed but expressing concerns and asking questions: Tim Badger
Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Warnke, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve Tentative Parcel Map PR 03-0222 as presented.

Commissioner Warnke stepped down from the dais and left the meeting.

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of October 14, 2003.

6. FILE #: **TENTATIVE PARCEL MAP PR 03-0259**
APPLICATION: To consider a request to divide A 7,000 square foot parcel into two individual 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: Doug Shoulders on behalf of Beth and Justin Black
LOCATION: 2918 Oak Street

Continued Open Public Hearing.

Public Testimony: In favor: Justin Black
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 5-0-1-1 (Commissioners Kemper and Warnke absent), to approve Tentative Parcel Map PR 03-0259 as presented.

7. FILE #: **FISCAL IMPACT ANALYSIS MODEL
PUBLIC WORKSHOP**
APPLICATION: To receive a presentation on the City's Fiscal Impact Analysis Model and to accept public comments, questions and input on the Model.
APPLICANT: City Initiated
LOCATION: Citywide

Opened Public Workshop for comment.

Comments and questions: Susan Harvey
Kathy Barnett
Neil Olsen

Closed comment and question period.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Calloway, and passed 5-0-2 (Commissioners Warnke and Kemper absent), to not and file discussion on this topic.

OTHER SCHEDULED MATTERS

8. CONSIDER EXTENDING THE CURRENT DOWNTOWN PARKING REGULATIONS (RECOMMENDATION FOR CITY COUNCIL CONSIDERATION)

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Flynn, and passed 5-0-2 (Commissioners Warnke and Kemper absent) to recommend that the City Council extend the current incentives for development in the downtown area for an additional five (5) years with an expiration on December 31, 2008 unless the City council takes action to provide a further extension.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

9. Development Review Committee Minutes (for approval):

None

10. 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 status report was presented by Ed Gallagher.

PLANNING COMMISSION MINUTES FOR APPROVAL

11. October 28, 2003

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 4-0-1-2 (Commissioner Calloway abstained, Commissioners Warnke and Kemper absent) to 1) approve the Planning Commission Minutes of October 28, 2003 with a correction to Item No. 5; Commissioner Flynn was not absent from the meeting of October 14, 2003, Commissioner Calloway was; and 2) to correct that Commissioner Flynn gave the overview of the City Council Meeting of October 21, 2003.

REVIEW OF CITY COUNCIL MEETING

A brief overview of the City Council Meeting of October 21, 2003 was given by Commissioner Steinbeck.

PLANNING COMMISSIONERS' COMMENTS

None

STAFF COMMENTS

None

ADJOURNMENT at 10:42 pm to the Development Review Committee Meeting of Monday, November 17, 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, November 21, 2003 at 7:00 am at Joe's Place, 608 – 12th Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, November 24, 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, November 25, 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.