

PLANNING COMMISSION

MINUTES

January 27, 2004

**PLANNING COMMISSIONERS PRESENT:** Ferravanti, Flynn, Hamon, Johnson, Kemper, Mattke, Steinbeck

**PLANNING COMMISSIONERS ABSENT:** None

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA:** None

**STAFF BRIEFING:** None

**AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED:** The Public Hearing for Items No. 1 and 3 have been requested to be opened and continued to the Planning Commission Meeting of February 10, 2004; and the Public Hearing for Item No. 4 has been requested to be opened and continued to the Planning Commission Meeting of February 24, 2004.

**PRESENTATIONS**

\*\*\*\*\*

**PUBLIC HEARINGS**

*The public hearing for this item is proposed to be opened and continued to the Planning Commission Meeting of February 10, 2004.*

1. FILE #: **PLANNED DEVELOPMENT 91010 AMENDMENT**  
APPLICATION: To consider a request to construct an 88,000 square foot Kohl's department store with 22,000 square feet of retail shops. 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 Halferty Development Company.  
LOCATION: Within the Woodland Plaza II Shopping Center located on the southwest corner of Niblick Road and South River Road.

Opened Public Hearing.

**Public Testimony:** Kathy Barnett asked why grading was occurring on the subject - property.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to continue the Public Hearing for Amendment to Planned Development 91010 to the Planning Commission Meeting of February 10, 2004.

\*\*\*\*\*

2. FILE #: **DRAFT AIRPORT MASTER PLAN AND LAND USE PLAN**  
APPLICATION: Formulation of a recommendation to the City Council regarding the subject draft documents.  
APPLICANT: City of Paso Robles  
LOCATION: Paso Robles Municipal Airport and surrounding area.

Opened Public Hearing.

**Public Testimony:** Comments, questions and concerns were received from the following:

Steve Meixner  
Ken Bornholdt  
Fred Strong  
Kathy Barnett  
Dan Lloyd

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to recommend that the City Council adopt the Airport Master Plan and forward the Draft Airport Land Use Plan to the County Airport Land Use Commission for their consideration, as presented.

\*\*\*\*\*

***The public hearing for this item is proposed to be opened and continued to the Planning Commission Meeting of February 10, 2004.***

3. FILE #: **PLANNED DEVELOPMENT 01-025 AMENDMENT –and- CONDITIONAL USE PERMIT 02-007 AMENDMENT**  
APPLICATION: To consider an application to develop a resort complex with 200 hotel rooms and 80 casitas on an

APPLICANT: approximate 386 acre area. The Planning  
LOCATION: Commission will also be considering the content  
and potential application of any conditions of  
approval that relate to the subject application.  
RRM Design Group on behalf of Matt Masia  
Bounded by Highway 46 east on the south, Dry  
Creek Road on the north, and Airport Road on the  
east (also known as the Black Ranch property).

Opened Public Hearing.

**Public Testimony:** Comments, questions and concerns where received from the following:

- Kathy Barnett
- Dan Del Campo
- Michael Kane

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0 to continue the Open Public Hearing for Amendments to Planned Development 01-025 and Conditional Use Permit 02-007 to the Planning Commission Meeting of February 10, 2004.

\*\*\*\*\*

*The public hearing for this item is proposed to be opened and continued to the Planning Commission Meeting of February 24, 2004.*

- 4. **FILE #:** **PLANNED DEVELOPMENT 03-012**
- APPLICATION:** To consider an application to construct a new drive-through restaurant with convenience store, a drive-through car wash, new fuel pump islands, a storage warehouse and a highway oriented pole sign. Also included in this project would be the demolition of the existing restaurant and market. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Robert Fisher on behalf of Dan Shultze of Eagle Energy, Inc.
- LOCATION:** 2400 Golden Hill Road

Opened Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0 to continue Planned Development 03-012 to the Planning Commission Meeting of February 24, 2004.

\*\*\*\*\*

**The following item is a continued Open Public Hearing from the Planning Commission Meeting of January 13, 2004.**

5. FILE #: **CODE AMENDMENT 03-008**  
APPLICATION: To consider an application to amend the Zoning Code to allow additional square footage for wall mounted signs for buildings that back up to a street. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Newlin Hastings  
LOCATION: City-wide

Continued Open Public Hearing.

**Public Testimony:** In favor: Newlin Hastings  
Mary Thomas  
Opposed: Michael Kane

Neither in favor nor  
opposed but providing comments: Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 7-0, to recommend that the City Council grant Negative Declaration status to code Amendment 03-008 as presented.

**Action:** A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 6-1 (Commissioner Flynn opposed), to recommend that the City Council approve Code Amendment 03-008 subject to a sunset clause of two (2) years and a minimum standard of channel letters or better and Planning Commission review if more than two (2) sides of the building are involved.

\*\*\*\*\*

**OTHER SCHEDULED MATTERS**

- 6. For the Planning Commission to determine whether or not to recommend to the City Council that they consider establishing a labyrinth in City Park as a memorial to the two lives lost in the December 22, 2003 earthquake.

It was determined that Council policy on Art in the Park will be a factor. A consensus of the Planning Commission determined that before doing anything the families of the victims should be contacted and that there is a need to proceed delicately. It was also discussed that perhaps other options should also be considered.

\*\*\*\*\*

**WRITTEN CORRESPONDENCE** -- NONE

\*\*\*\*\*

**COMMITTEE REPORTS**

- 7. Development Review Committee Minutes (for approval): -- NONE
- 8. Minutes of Special Meeting of Various City Advisory Bodies (for approval):
  - Letter writing campaign to elected officials to urge Presidential disaster decree for earthquake damage assistance.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Flynn abstained), to approve the above referenced minutes 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: A report will be given at the meeting of February 10, 2004.
  - d. Airport Advisory Committee: Commissioner Hamon reported on the Eidemiller proposal; he stated that the air show this year is scheduled for September 11, 2004; and he reported that there are pilot conflicts at the airport with regard to

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

Ed Gallagher reported that on Thursday, March 11, 2004 there will be a special meeting of the City Council to discuss 2004 CDBG Grants.

## **PLANNING COMMISSION MINUTES FOR APPROVAL**

10. January 13, 2004

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson and passed 7-0 to approve the Planning Commission Minutes of January 13, 2004 as presented.

## **REVIEW OF CITY COUNCIL MEETING**

Commissioner Flynn presented a brief overview of the City Council Meeting of January 20, 2004.

## **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Johnson asked if the roof mounted equipment at Panolivo will be painted the same color as the building.
- Commissioner Steinbeck asked if the turn pocket going into Albertsons from Niblick Road can somehow be extended.
- Commissioner Flynn asked about the status of the water tanks – are they to be repaired or replaced? Staff responded that a report is forthcoming. He also asked when water conservation efforts are scheduled to begin. Commissioner Flynn noted that cross walks are not perpendicular to the center line along Spring Street.

## **STAFF COMMENTS**

- The Commission was advised that there will be a Joint Planning Commission/City Council Meeting on Thursday, February 12, 2004 at 7:00 pm in the City Hall Conference Center regarding the Chandler Ranch Area Specific Plan.
- The Commission was also advised of the Downtown Visioning Meetings which are to be held February 19, 2004 and March 4, 2004 at 7:00 pm at the Ballroom at the Paso Robles Inn, pending approval by the City Council.

**ADJOURNMENT** at 10:00 pm to the Development Review Committee Meeting of Monday, January 26, 2004 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, February 2, 2004 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, February 9, 2004 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, February 10, 2004 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.