

PLANNING COMMISSION

MINUTES

February 24, 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: Item No. 1 is scheduled to be further continued to the Planning Commission Meeting of March 9, 2004.

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is an Open Public Hearing from the Planning Commission Meeting of January 27, 2004. It is scheduled to be further continued to the Planning Commission Meeting of March 9, 2004.

1. **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

Continued Open Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to continue the Open Public Hearing to the Planning Commission Meeting of March 9, 2004.

- 2. FILE #: **PLANNED DEVELOPMENT 03-014**
APPLICATION: To consider a request to construct a new duplex on an existing lot. 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 Lamb
LOCATION: 3016 Spring Street

Opened Public Hearing.

Public Testimony: In favor: Robert Lamb, applicant

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Planned Development 03-014 as presented.

- 3. FILE #: **PLANNED DEVELOPMENT 02-012 AND CONDITIONAL USE PERMIT 04-002**
APPLICATION: To consider an application to construct a 5,200 square foot warehouse/shop area where 1,600 square feet would be awning area and 940 square feet of office. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
APPLICANT: Dennis Townsend on behalf of Don Houchin of Buttonwillow Warehouse Company (Coastal Crop Care)
LOCATION: On Wisteria Lane, on the east side of GoldenHill Road.

Open Public Hearing.

Public Testimony: In favor: Dennis Townsend, applicant representative
Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 7-0, to approve a Negative Declaration for Planned Development 02-012 and Conditional Use Permit 04-002 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 7-0, to approve Planned Development 02-012 deleting Conditions 6a and 6c.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Steinbeck, and passed 7-0, to approve Conditional Use Permit 04-002 as presented.

4. FILE #: **PLANNED DEVELOPMENT 04-001 and TENTATIVE TRACT 2521**
APPLICATION: To consider an application for the creation of a nine (9) lot residential subdivision for the development of nine (9) single family residential homes. 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 John and June Bertoni.
LOCATION: The vacant 12.43 acre parcel located at 75 west 21st Street.

Opened Public Hearing.

Public Testimony: In favor: Ed King, applicant representative
Opposed: None
Asking questions: Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to approve Negative Declaration for Planned Development 04-001 and Tentative Tract 2521 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to approve Tentative Tract 2521 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Mattke, and passed 7-0 to approve Planned Development 04-001 as presented.

5. FILE #: **PLANNED DEVELOPMENT 03-016, REZONE 03-007 –and- SPECIFIC PLAN AMENDMENT 03-005**
- APPLICATION: To consider an application to develop 101 room hotel with ancillary pool and 5,000 square foot restaurant. 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 Arciero & Sons, Inc.
- LOCATION: northeast corner of Highway 46 east and Buena Vista Drive

Opened Public Hearing.

Public Testimony: In favor: Larry Werner, applicant representative
Roger Forney, La Quinta Inns

Opposed: None

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 7-0, to approve Negative Declaration for Planned Development 03-016, Rezone 03-007 and Specific Plan Amendment 03-005 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-1 (Commissioner Flynn opposed), to recommend that the City Council approve Rezone 03-007 as presented.

Action: A motion was made by Commissioner Ferravanti, to approve Planned Development 03-016 as amended and died for lack of a second.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-1, (Commissioner Flynn opposed) to approve

Planned Development 03-016 as presented, including the requested architectural extension.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Kemper, and passed 6-1 (Commissioner Flynn opposed), to recommend that the City Council approve Specific Plan Amendment 03-005 as presented.

OTHER SCHEDULED MATTERS -- NONE

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

- 6. Development Review Committee Minutes (for approval):
 - a. January 20, 2004
 - b. January 26, 2004
 - c. February 2, 2004
 - d. February 9, 2004

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 7-0 to approve the DRC Minutes listed above as presented.

- 7. 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
 - d. Airport Advisory Committee: No report given

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

PLANNING COMMISSION MINUTES FOR APPROVAL

- 8. February 10, 2004

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Hamon abstained), to approve the Planning Commission Minutes of February 10, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

A brief review of the City Council Meeting of February 17, 2004 was given by Commissioner Hamon.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Ferravanti asked about the status of the news rack ordinance. Ed Gallagher provided a status report. Commissioner Ferravanti also expressed concerns about patchwork development and will discuss it further with John Falkenstien.
- Commissioner Johnson had questions regarding the modeling for the Chandler Ranch. He also asked about the circulation plan and design guidelines for
- Commissioner Mattke asked if the Commission could be provided with a Code Enforcement Status Report.
- Commissioner Kemper asked if there could be a Brown Act/Fair Political Practices Commission presentation at some point.
- Commissioner Steinbeck asked if there is a PDF file of the Downtown Design Guidelines.
- Commissioner Flynn asked about the status of the Courthouse Project. He also asked about the Montebello Tract.

STAFF COMMENTS

Bob Lata asked the Planning Commission if they would like to do a post-earthquake field trip to Santa Cruz on Tuesday, March 30, 2004 on the way to Planner's Institute. The Commissioners opted for going to Santa Cruz on Friday, April 2, 2004 on the way back from Planner's Institute.

Dinner options were discussed for the evenings of the Planner's Institute.

ADJOURNMENT to the Development Review Committee Meeting of Monday, March 1, 2004 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 Visioning Workshop for Downtown Recovery of Thursday, March 4, 2004 at 7:00 pm at the Paso Robles Inn Ballroom, 1103 Spring Street, Paso Robles, CA 93446;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 8, 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, March 9, 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.