

PLANNING COMMISSION

MINUTES

March 9, 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: None

PRESENTATIONS: None

PUBLIC HEARINGS

The following item is a Continued Open Public Hearing from the Planning Commission Meeting of February 24, 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

Opened Public Hearing.

Public Testimony: In favor: Robert Fisher, applicant representative
Dan Schultze, applicant

Opposed: None

Expressing concerns
and asking questions: Steve Alvarez
Kathy Barnett
Mike Menath

Closed Public Hearing.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Negative Declaration for Planned Development 03-012 as presented.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve Planned Development 03-012 with the modification that the 30' high highway oriented sign be returned to the Development Review Committee for approval.

Action: A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve Conditional Use Permit 03-017 as presented.

2. FILE #: **TENTATIVE PARCEL MAP PR 03-0403**
APPLICATION: To consider a request to subdivide one 1.4 acre parcel 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: John McCarthy on behalf of Bruce White
LOCATION: Casa Blanca Court

Opened Public Hearing.

Public Testimony: In favor: John McCarthy, applicant representative

Opposed: None

Asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Tentative Parcel Map PR 03-0403 as presented.

Commissioner Steinbeck stepped down for the following item.

- 3. FILE #: **PLANNED DEVELOPMENT 03-013 and TENTATIVE TRACT 2571**
- APPLICATION: To consider an application to create a 34 lot residential subdivision on a 19.6 acre parcel within the Union/46 Specific Plan Area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Chad Wittstrom and Pete Cagliero
- LOCATION: North and west of Union Road, east of the Montebello subdivision.

Opened Public Hearing.

Public Testimony: In favor: Chad Wittstrom, applicant
Joe DeMonte, arborist

Opposed/
Expressing concerns: Robert Hedley

Asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Mitigated Negative Declaration for Planned Development 03-013 and Tentative Tract 2571 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Planned Development 03-013 as presented.

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Steinbeck abstained), to approve Tentative Tract 2571 with modification to Item No. 17 of the Resolution.

Commissioner Steinbeck resumed his seat on the dais.

4. FILE #: **PLANNED DEVELOPMENT 04-002 and TENTATIVE TRACT 2573**
- APPLICATION: To consider an application for the creation of an 11 lot residential subdivision on a vacant 4.8 acre parcel within the Union/46 Specific Plan Area. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Conrad Langille
- LOCATION: In the vicinity of Arciero Way and Tarabella Court, which is north and west of Union Road, east of the Montebello subdivision.

Opened Public Hearing.

Public Testimony: In favor: Conrad Langille

Opposed: None

Asking questions: Kathy Barnett

Closed Public Hearing.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Mattke, and passed 7-0, to approve Mitigated Negative Declaration for Planned Development 04-002 and Tentative Tract 2573 as presented.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Mattke, and passed 7-0, to approve Planned Development 04-002 with modification to Condition No. 8 of the Resolution.

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Mattke, and passed 7-0, to approve Tentative Tract 2573 as presented with street names approved for Adriana Court and Gina Court.

OTHER SCHEDULED MATTERS

5. **PRESENTATION BY CITY’S CODE ENFORCEMENT TEAM.**

A presentation was made by Code Enforcement Officers Bob Adams and Suzie Kirsnis.

WRITTEN CORRESPONDENCE -- NONE

COMMITTEE REPORTS

6. Development Review Committee Minutes (for approval):
February 23, 2004

Action: A motion was made by Commissioner Kemper, seconded by Commissioner Johnson, and passed 7-0 to approve the DRC Minutes of February 23, 2004 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: Commissioner Kemper reported that the Sunset Mixer will be held March 25, 2004 at the Public Safety Center.
 - d. Airport Advisory Committee: Commissioner Hamon gave a brief report.

CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT

Staff reminded the Commission of the CDBG Funds Hearing to be held Thursday, March 11, 2004 at 7:00 pm in Council Chambers.

PLANNING COMMISSION MINUTES FOR APPROVAL

8. February 24, 2004

Action: A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 7-0 to approve the Planning Commission Minutes of February 24, 2004 as presented.

REVIEW OF CITY COUNCIL MEETING

Commissioner Mattke gave a brief report.

PLANNING COMMISSIONERS' COMMENTS

- Commissioner Hamon gave a report on the Performing Arts Center Meeting.
- Commissioner Ferravanti commented that the City of Tulare has good examples of a trail system.
- Commissioner Mattke expressed kudos to staff for the traffic calming report.
- Commissioner Hamon asked about the status of downtown visioning.

STAFF COMMENTS

NONE

ADJOURNMENT at 10:15 pm to the Development Review Committee Meeting of Monday, March 15, 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 Breakfast Meeting of Friday, March 19, 2004 at 7:00 am at Joe's Place;

subsequent adjournment to the Development Review Committee Meeting of Monday, March 22, 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 23, 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.