

PLANNING COMMISSION

MINUTES

March 23, 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. 4 is scheduled to be opened and continued to the meeting of April 13, 2004.

**PRESENTATIONS**

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**PUBLIC HEARINGS**

1. **FILE #:** **PLANNED DEVELOPMENT 04-004, TENTATIVE TRACT 2358, and REZONE 03-009**  
**APPLICATION:** To consider an application to create a 7 lot residential subdivision on a 3 acre parcel. The rezone is requested in order to establish a Planned Development Overlay over the property, ultimately to allow for the reduction of setbacks for the proposed parcels. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
**APPLICANT:** Leo Michaud on behalf of the Petersons and the Franklins  
**LOCATION:** 723 Rolling Hills Road

Opened Public Hearing.

**Public Testimony:** In favor: Ken Wilson, applicant representative  
Harry Franklin, applicant  
Kathy Barnett

Opposed: J. Cutter  
Doreen Rogers

Neither in favor nor  
opposed but expressing concerns: Bob Atkinson

Closed Public Hearing.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 4-3 (Commissioners Hamon, Johnson, and Flynn opposed), to approve Negative Declaration for Planned Development 04-004, Tentative Tract 2358 and Rezone 03-009 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 4-3 (Commissioners Hamon, Johnson, and Flynn opposed), to approve Tentative Tract 2358 as presented. Commissioner Johnson asked that it be stated for the record that his opposition was with regard to traffic impacts in the area. He did not otherwise oppose the project as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 4-3 (Commissioners Hamon, Johnson, and Flynn opposed), to approve Rezone 03-009 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 4-3 (Commissioners Hamon, Johnson, and Flynn opposed), to approve Planned Development 04-004 as presented.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0, to approve the street name Tranquil Hills Road for the new street in Tentative Tract 2358.

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2. **FILE #:** **REFILE TENTATIVE TRACT 2391**  
**APPLICATION:** To consider an application to refile a subdivision of an approximate 2.53 acre site into 8 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:** Doug Sholders on behalf of Hundertmark and Benson  
**LOCATION:** West of Beechwood Drive and North of Creston Road

Opened Public Hearing.

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

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve the refile of Tentative Tract Map 2391 as presented.

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- 3. FILE #: **PLANNED DEVELOPMENT 03-019,  
TENTATIVE TRACT 2593, REZONE 03-008**
- APPLICATION: To consider a request to subdivide a 23.3 acre site into 55 parcels for the construction of 55 single family homes; the rezone is requested in order to allow the ability to reduce the minimum lot size to 7,000 square feet and to cluster the lots to reduce impacts to oak trees and grading. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT: Vaughn Surveys on behalf of The Charter Pacific Group
- LOCATION: At the terminus of Navajo Avenue and Red Cloud Drive.

Opened Public Hearing.

**Public Testimony:** In favor: Walt Franco, applicant

Opposed: None

Neither in favor nor  
Opposed but expressing concerns: J. Peters  
Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Negative Declaration for Planned Development 03-019, Tentative Tract 2593 and Rezone 03-008 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Tentative Tract 2593 with dedication east of South River Road and modification to Condition No. 23.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Rezone 03-008 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Planned Development 03-019 with the added condition that Development Review Committee approval shall be required for all down slope homes.

**At 9:20 pm the Planning Commission took a brief break.**

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**At 9:30 pm the Planning Commission resumed their seats on the dais and continued the meeting.**

4. FILE #: **PLANNED DEVELOPMENT 00-023**  
APPLICATION: To consider an application to construct a water park/amusement park on a 15 acre parcel. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Butterfield, Walsh and Pehl  
LOCATION: Northwest corner of Highway 46 east and Airport Road.

Opened Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Hamon, and passed 7-0, to continued Planned Development 00-023 to the Planning Commission Meeting of April 13, 2004, as requested.

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5. FILE #: **CONDITIONAL USE PERMIT 03-016**  
APPLICATION: To consider a request to operate an automotive repair shop at 2830 Spring Street (behind existing basket shop). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Dwight Brumley  
LOCATION: 2830 Spring Street

Opened Public Hearing.

**Public Testimony:** No public testimony given either in favor or opposed, however, concerns were expressed by: Mike Menath.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Mattke, seconded by Commissioner Steinbeck, and passed 7-0 to approve Conditional Use Permit 03-016 as presented.

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- 6. FILE #: **CONDITIONAL USE PERMIT 04-004 AND MISCELLANEOUS 03-009**
- APPLICATION: To consider a request to relocate a house from 1845 Riverside Avenue. 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 S. Dzida
- LOCATION: 1821 – 18<sup>th</sup> 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 Johnson, seconded by Commissioner Ferravanti, and passed 7-0, to approve Miscellaneous 03-009 as presented.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 7-0 to approve Conditional Use Permit 04-004 amending it to require improvement of the alley as a condition, along with an arborist report.

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**OTHER SCHEDULED MATTERS**

- 7. **AD-HOC COMMITTEE APPOINTMENTS TO UPDATE CURRENT DEVELOPMENT STANDARDS FOR MIXED-USE, HIGH DENSITY, MULTI-FAMILY & SENIOR HOUSING PROJECTS.**

Commissioners Steinbeck, Johnson, and Mattke were appointed to the ad-hoc committee to update Development Standards For Mixed-Use, High Density, Multi-Family and Senior Housing Projects.

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8. FILE #: **STREET NAMES 04-001**  
APPLICATION: To consider a new street name for Tract 2422, Paseo Del Rio Estates.  
APPLICANT: Mike Harrod  
LOCATION: Tract 2422, on the west side of South River Road at Navajo Road, just north of Albertson's.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 7-0 to approve the street name Vista Del Rio for Tract 2422.

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**WRITTEN CORRESPONDENCE** -- NONE

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**COMMITTEE REPORTS**

9. Development Review Committee Minutes (for approval):
- a. March 1, 2004
  - b. March 8, 2004
10. Other Committee Reports:
- a. Parks & Recreation Advisory Committee: No report given
  - b. PAC (Project Area Committee):
  - c. Main Street Program: Commissioner Kemper gave a brief report
  - d. Airport Advisory Committee: No report given

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

Bob Lata gave a brief update.

**PLANNING COMMISSION MINUTES FOR APPROVAL**

11. March 9, 2004

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Mattke, and passed 7-0 to approve the Planning Commission Minutes from the March 9, 2004 meeting as presented.

### **REVIEW OF CITY COUNCIL MEETING**

A brief overview was provided by Commissioner Kemper.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Kemper asked that staff provide a description of neighboring land uses in staff reports.
- Commissioner Ferravanti suggested that the City should look at inclusionary zoning.
- Commissioner Kemper stated that we should look at the Harrod project in the Salinas River.
- Commissioner Johnson stated that the adjournments should include adjourning to the Planner's Institute and the tour of Santa Cruz.
- Commissioner Flynn asked if we could do any enforcement on the quantity of signs on the old bowling alley.
- Commissioner Hamon suggested that we submit also on Gibson and Co.

### **STAFF COMMENTS**

NONE

**ADJOURNMENT** to the Development Review Committee Meeting of Monday, March 29, 2004 at 3:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446;

**subsequent adjournment** to the League of California Cities Planner's Institute on March 31, and April 1 and 2, 2004;

**subsequent adjournment** to the City of Santa Cruz field trip of Friday April 2, 2004 at 1:00 pm;

**subsequent adjournment** to a meeting with Cal Poly on April 5, 2004 at 2:00 pm;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, April 5, 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, April 12, 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, April 13, 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.