

PLANNING COMMISSION

MINUTES

April 13, 2004

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

**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** -- Items No. 1, 6 and 7 are proposed to be opened and continued to the Planning Commission Meeting of April 27, 2004.

**PRESENTATIONS:** None

\*\*\*\*\*

**Planning Commission approval of a development project is one step in the process of meeting applicable legal requirements. In addition to receiving Planning Commission approvals, all development plans must comply with applicable Zoning and Building Codes. Applicants are encouraged to consult with a design professional to confirm what provisions of the Uniform Building Codes and, in particular, requirements for handicapped access will apply to your project and the design and/or financial implications of meeting these legal requirements.**

**All items on the Planning Commission Agenda are scheduled for action unless explicitly otherwise stated. Planning Commission Action on General Plan Amendments, Rezones, Street and Public Easement Abandonments, Street Name Changes, Code Amendments and any legislative related action is a recommendation to the City Council; the Council will hold a separate public hearing prior to taking final action. All Other Planning Commission action is final unless an appeal application, including the required fee, is filed with the Community Development Department within 15 calendar days of the date of the action. Any member of the public or the City Council may file an appeal. Please see last page of agenda for how to file an appeal.**

\*\*\*\*\*

**PUBLIC HEARINGS**

*This item is proposed to be opened and continued to the Planning Commission Meeting of April 27, 2004.*

- 1. FILE #: **TIME EXTENSION TENTATIVE TRACT 2411**  
APPLICATION: To consider an application to approve a time extension for a tract that consists of the creation of a 12 lot single family residential subdivision. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
  
APPLICANT: Kelly Gearhart  
LOCATION: On the west side of Vine Street in the vicinity of 36<sup>th</sup> Street.

Opened Public Hearing.

**Public Testimony:** None given, either in favor or opposed.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to continue the Open Public Hearing for Tentative Tract 2411 Time Extension to the Planning Commission meeting of April 27, 2004.

\*\*\*\*\*

*This item is a continued Open Public Hearing from the Planning Commission Meeting of March 23, 2004.*

- 2. FILE #: **PLANNED DEVELOPMENT 00-023 and**  
**CONDITIONAL USE PERMIT 00-020**  
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.

Continued Open Public Hearing.

**Public Testimony:** In favor: John Pehl, applicant  
 Dale Gustin  
 Kathy Barnett  
 Brett Butterfield, applicant

Opposed: Patty Owen  
 Tom Hardwick

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 Negative Declaration for Planned Development 00-023 and Conditional Use Permit 00-020 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 00-023 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 00-020 as presented.

\*\*\*\*\*

- 3. **FILE #:** **PLANNED DEVELOPMENT 03-021**
- APPLICATION:** To consider a request to construct an 11,800 square foot addition to the existing light industrial/manufacturing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.
- APPLICANT:** Nick Gilman on behalf of Rod Smiley, Nu-Way Cleaners.
- LOCATION:** 1385 Vendels Circle

Opened Public Hearing.

**Public Testimony:** In favor: Nick Gilman, applicant representative  
 Rod Smiley, applicant  
 Dale Gustin

Opposed: Vince Lavorgna

Neither in favor nor  
opposed but asking questions: Kathy Barnett

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to approve Planned Development 03-021 as presented.

\*\*\*\*\*

4. FILE #: **PLANNED DEVELOPMENT 03-003**  
APPLICATION: To consider a request to construct a 6,900 square foot light industrial/manufacturing building. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: True Tube, Inc.  
LOCATION: 1160 Ramada Drive

Opened Public Hearing.

**Public Testimony:** In favor: Vince Lavorgna, applicant representative  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Kemper absent), to approve Negative Declaration for Planned Development 03-003 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Kemper absent), to approve Planned Development 03-003 as presented.

\*\*\*\*\*

5. FILE #: **CONDITIONAL USE PERMIT 03-006**  
APPLICATION: To consider a request to construct a 6,000 square foot manufacturing building with offices. The Planning Commission will also be considering the

content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Benny Simons  
LOCATION: 1331 Vendels Circle

Opened Public Hearing.

**Public Testimony:** In favor: Benny Simons  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Kemper absent), to approve Negative Declaration for Planned Development 03-006 as presented.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Kemper absent), to approve Planned Development 03-006 as presented.

\*\*\*\*\*

***This item is proposed to be opened and continued to the Planning Commission Meeting of April 27, 2004.***

6. FILE #: **PLANNED DEVELOPMENT 02-003  
AMENDMENT**  
APPLICATION: To consider a request to reconstruct an existing median to allow for left turn access from Creston Road into the East Village Shopping Center (Food 4 Less). The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: East Village Associates, LLC  
LOCATION: On the northeast corner of Creston Road and Sherwood Road.

Opened Public Hearing.

**Public Testimony:** In favor: None  
Opposed: Dale Gustin

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to continue the Open Public Hearing for Amendment to Planned Development 02-003 to the Planning Commission meeting of April 27, 2004.

\*\*\*\*\*

***This item is proposed to be opened and continued to the Planning Commission Meeting of Tuesday, April 27, 2004.***

7. FILE #: **WAIVER 04-001**  
APPLICATION: Based on extreme topography, to consider a request to defer construction of curb, gutter and sidewalk requirements for property frontage. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Bob Reberry  
LOCATION: 3614 and 3616 Vine Street

Opened Public Hearing.

***Public Testimony:*** Dale Gustin

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Ferravanti, and passed 6-0-1 (Commissioner Kemper absent), to continue the Open Public Hearing for Waiver 04-001 to the Planning Commission Meeting of April 27, 2004.

\*\*\*\*\*

***Commissioner Steinbeck stepped down for the following item.***

8. FILE #: **WAIVER 04-002**  
APPLICATION: To consider a request to waive curb, gutter and sidewalk requirements for property frontage based on the impacts that would occur to existing oak trees. The Planning Commission will also be considering the content and potential application of any conditions of approval that relate to the subject application.  
APPLICANT: Anne Laddon and Jim Irving  
LOCATION: At the southern terminus of Olive Street at 6<sup>th</sup> Street.

Opened Public Hearing.

**Public Testimony:** No testimony given in favor or opposed, however questions were posed by Dale Gustin and Kathy Barnett.

Closed Public Hearing.

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Johnson, and passed 5-0-1-1 (Commissioner Steinbeck abstained, Commissioner Kemper absent), to approve Waiver 04-002 as presented.

\*\*\*\*\*

*Commissioner Steinbeck resumed his seat on the dais.*

### **OTHER SCHEDULED MATTERS**

9. **REQUEST FOR PLANNING COMMISSION INTERPRETATION REGARDING OFFICE PROFESSIONAL LAND USE CATEGORY**

Darren Nash explained what the parties are requesting. Discussion ensued.

**Action:** A motion was made by Commissioner Steinbeck, seconded by Commissioner Johnson, and passed 6-0-1 (Commissioner Kemper absent) to affirm Option “a” and encourage the applicant and/or property owner to apply for a Zoning Code Amendment to provide for the requested type of land use within the Gateway Center.

\*\*\*\*\*

### **WRITTEN CORRESPONDENCE** -- NONE

\*\*\*\*\*

### **COMMITTEE REPORTS**

10. Development Review Committee Minutes (for approval):
- a. March 15, 2004
  - b. March 22, 2004
  - c. March 29, 2004

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Kemper absent), to approve the DRC Minutes listed above, as presented.

11. 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: Report provided by Commissioner Hamon.

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

No report given.

### **PLANNING COMMISSION MINUTES FOR APPROVAL**

12. March 23, 2004

**Action:** A motion was made by Commissioner Johnson, seconded by Commissioner Steinbeck, and passed 6-0-1 (Commissioner Kemper absent), to approve the Planning Commission Minutes of March 23, 2004 as presented.

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

A brief review was provided by Commissioner Steinbeck.

### **PLANNING COMMISSIONERS' COMMENTS**

- Commissioner Steinbeck appreciated that an email of the City Council actions from each previous week's meeting was forwarded to them and requested notes of future City Council items be included in their packets.
- Commissioner Steinbeck asked about the Peterson/Franklin subdivision. Darren Nash noted that a formal appeal was filed by J. Cutter.
- Commissioners Hamon, Johnson, and Steinbeck commented on the good quality of the Planner's Institute.
- Commissioner Johnson reminded the Commission of the Joint Planning Commission/ City Council Breakfast Meeting of Friday, April 16<sup>th</sup> at 7:00 am at Joe's Place;
- Commissioner Mattke asked if bicycle riders are allowed to ride at the Skate Park.
- Commissioner Ferravanti asked if there were any bike safety classes being offered.



## **STAFF COMMENTS**

John Falkenstien reminded the Commission that Susan Zaleschuck will be coming on staff as the new City Planner on Monday, April 19, 2004.

**ADJOURNMENT** to the Joint Planning Commission/City Council Breakfast Meeting of Friday, April 16, 2004 at 7:00 am at Joe's Place;

**subsequent adjournment** to the Development Review Committee Meeting of Monday, April 19, 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 26, 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 27, 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.